Dept. of Public Works
AGA-3527
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7/93

# CITY AND COUNTY OF SAN FRANCISCO
## ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
## AGENDA OF HEARING NO. 360
## JANUARY 27, 1993
## Room 282, City Hall at 1:30 P.M.

**ABATEMENT APPEALS BOARD MEMBERS**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

**CITY STAFF PERSONNEL**

Peter Burns - Acting Secretary of AAB
L. M. Kornfield - Chief Bldg. Insp. CED
Mary Gallagher - City Planning

| Item No. | Page No. | Case No. | Property Address |
|---|---|---|---|
| **ABATEMENT APPEALS:** | | | |
| 1. | 1 - 3 | 6472 | 407-411 Lombard Street<br>Mitchell J. Friedman<br>c/o William Walters |
| 2. | 4 - 6 | 6473 | 815 Duboce Street<br>James P. Quinn |
| 3. | 7 - 10 | 6474 | 48 Cayuga Avenue<br>James P. Devenere |
| 4. | 11 - 13 | 6475 | 1991 - 33rd Avenue<br>Lau Fai & So Ting |
| **ABATEMENT APPEALS CONTINUED HEARING:** | | | |
| 5. | 14 - 17 | 6468 | 950 Gough Street<br>St. Paules Evangel Luth Ch<br>c/o Pastor E. Lee Gerdes |
| 6. | 18 - 21 | 6469 | 230-240 Brannan Street<br>Consolidated Foods Corp.<br>c/o Patrick Buscovich |
| 7. | 22 - 25 | 6470 | 2126-2130 Sutter Street<br>Howard Teich & B. Harold<br>c/o Lawrence J. Koncz |
| 8. | 26 - 29 | 6471 | 2090 Broadway<br>2090 Broadway Assoc<br>c/o Edward Litke |

DOCUMENTS DEPT.
JAN 8 1993
SAN FRANCISCO
PUBLIC LIBRARY

3 1223 04591 1626

FRANCHISE TAX BOARD HEARINGS:

| | | | |
|---|---|---|---|
| 9. | 30 - 31 | 3321 | 851-855 Greenwich St.<br>Fong Hing & Louie Shee<br>c/o David Fong |
| 10. | 32 - 33 | 3322 | 1025 Bay Shore Bl.<br>Guido Giosso |

FRANCHISE TAX BOARD CONTINUED HEARINGS:

| | | | |
|---|---|---|---|
| 11. | 34 - 36 | 3313 | 2536-40 California St.<br>Winston F. Wong<br>c/o Virginia Lee |
| 12. | 37 - 39 | 3314 | 1715 Broadway<br>LRJ Corporation<br>c/o Andy Forrest |
| 13. | 40 - 42F | 3318 | 718 Brazil Street<br>Elena Rivera<br>c/o Nancy Rivera |

E-n-d.

/ml

cc: AAB Members
City Staff Hearing Officers
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Assistant Superintendent, BBI
Public Library, c/o Jerry Roth
CED Record Clerk
Board of Permit Appeals - Agenda Copy
SFFD - " "
SFPHD - " "
Posting Copy - " "

5 46524 SFPL: ECONO JRS
82 SFPL 05/11/01 71

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Mitchell J. Friedman
20 Edgardo Pl
San Francisco, CA 94133

Date: January 6, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 407-411 Lombard St.
BLOCK 0077 LOT 040
APPEAL NO. 6472 S-NC-DEQ BW
Chief INSPECTOR Laurence M. Kornfield

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 16, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns, Acting Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

cc: William Walters, AIA
1246 18th St.
San Francisco, CA 94107

PCD 215 (Rev. 9/87)

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https://archive.org/details/agenda1993sanf_6

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 260
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

FRIEDMAN MITCHELL J. Appeal Number 6472
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on OCTOBER 14, 19 92

(2) The affected premises are located at 907-11 LOMBARD ST San Francisco. They contain 6 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
WE ARE GIVEN 30 DAYS TO SECURE A PERMIT FOR WORK AS PER ORDER OF ABATEMENT ORDER NO. 160/75 DPW HEARING NO 160412.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)
OWNER NEEDS TO FILE FOR VARIANCE. VARIENCE HEARING IS 90 DAYS WAITING FOR APPOINTMENT. WE WILL NOT BE ABLE TO SECURE PERMIT IN 30 DAYS.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/(agent) (state which) of the premises described in Paragraph (2) above AGENT ARCHITECT.

(6) The official address of the undersigned is:
1246 18TH STREET SAN FRANCISCO, CA 94107

Telephone Number: 431-3122

Dated: 16 (2) 23 NOVEMBER, 19 92.

Signature of Appellant [signature] WILLIAM NACTORS ARCHITECT

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/23/92
PROPERTY ADDRESS:
407-411 LOMBARD ST
BLOCK: 0077 LOT: 040
SEQ: 01 CASE: BWO

FRIEDMAN MITCHELL J
20 EDGARDO PL
SAN FRANCISCO CA
94133

OWNER'S NAME:
FRIEDMAN MITCHELL J .58

INSPECTOR: _____

DISTRICT: 37A CT:

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 160775

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/14/92 in accordance with the DPW HEARING ORDER NO. 160412.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/10/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/14/92

Very Truly Yours,

John E. Cribbs
Director of Public Works

(415)554-8742

37A-P20-P20-004
1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(3)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James P. Quinn
715 Duboce St.
San Francisco, CA 94117

Date: January 6, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 815 Duboce St.

BLOCK 2610 LOT 046

APPEAL NO. 6473 S-NC-DEQ DA

Chief INSPECTOR Laurence M. Kornfield

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on November 20, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

MP

Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

JAMES P. QUINN
Appellant

Appeal Number 6473

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Oct 14, 19 94

(2) The affected premises are located at 815 DUBOCE San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
I APPEAL THE ACTION TAKEN ON THIS DATE DURING MY ABSENCE, ALL DECISIONS TAKEN.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)
1- I WAS NEVER ADVISED OF THE DATE OF THIS HEARING, I DID NOT RECIEVE ANY NOTICE OF IT.
2- THE TENANT IN APT #1 WAS UNDER NO EVICTION NOTICE AND THREATENED WITH ONE, SO NO NOTICE WAS POSSIBLE UNTIL THIS EVICTION IS DONE

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is: 715 DUBOCE SAN FRANCISCO 94117

Telephone Number: 863-1298

(5)

Dated: 11-28, 19 94.

Signature of Appellant [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Tel. [illegible]

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/23/92
PROPERTY ADDRESS:
815 DUBOCE ST
BLOCK: 2610 LOT: 046
SEQ: 01 CASE: DAO

QUINN JAMES P
715 DUBOCE ST
SAN FRANCISCO CA 94117

OWNER'S NAME:
QUINN JAMES P

INSPECTOR: _____

DISTRICT: 37A CT: 170

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 160767

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/14/92 in accordance with the DPW HEARING ORDER NO. 159959.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/10/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/14/92

Very Truly Yours,

John E. Cribbs
Director of Public Works

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

James P. Devenere
1012 Capp Street
San Francisco, CA 94110

Date: January 6, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 48 Cayuga Av.

BLOCK 6751 LOT 049

APPEAL NO. 6474 S-NC-DEQ BW-1

Chief INSPECTOR Laurence M. Kornfield

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Nov. 30, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

mf

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

JAMES P. Devenere
Appellant

Appeal Number 6474

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11-15, 19 92

(2) The affected premises are located at 48 CAYUGA AVE San Francisco. They contain 1 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please see attached

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

RECEIVED
BUREAU OF BUILDING INSPECTION
NOV 30 1992
CODE ENFORCEMENT DIV.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:
48 CAYUGA AVE
Telephone Number: 415-585-5126 W 415-334-1205

Dated: 11-15, 19 92. (8)

Signature of Appellant: James P. Devenere

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 10/16/92
PROPERTY ADDRESS:
48 CAYUGA AV
BLOCK: 6751 LOT: 049
SEQ: 01 CASE: BW1

VELLA ALBERT F
48 CAYUGA AV
SAN FRANCISCO CA 94112

OWNER'S NAME:
VELLA ALBERT F

INSPECTOR: _____

DISTRICT: 37A CT: 255

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 160735

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 10/07/92 in accordance with the DPW HEARING ORDER NO. 159943.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 11/03/92.

Very Truly Yours,

John E. Cribbs
Director of Public Works

Owner
File (2)
BID (5) (1 Signed)

Approved: 10/07/92

37A-P20-P20-003

(415)554-8742

1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(9)

Abatement Appeals Board (AAB)
1390 Market Street, Ste 250
San Francisco, CA 94102
Attn: Max

November 30, 1992

RE: 48 Cayuga Avenue, San Francisco, CA
Block # 6751 Lot # 49

I James P. Devenere acquired the above mentioned dwelling from Albert F. Vella on September 15, 1992.

Since this date I have made several repairs to this property inclusive of the following:

Firstly, I ordered a Debris Box which was filled twice with flamable debris left behind from previous tenants.

Said tenants were evicted via the Sheriff Department.

On September 21, 1992, I attempted to file for permits to comply with the Notice of Violations. In the process of doing so, the Plan Reviewer requested additional blueprints and photographs of the addition to the rear of the dwelling.

Attached please find photocopy of receipt from the recorders office dated October 19, 1992 Docket #F225471 which transfers this property from Albert F. Vella to myself.

Any further correspondence should be directed to me.

Please allow me thirty to sixty days from today in order to secure blueprints required by the Planning Reviewer to issue needed permits.

Thank you for your consideration.

Very Truly Yours,

James P. Devenere

C.C. File

RECEIVED
BUREAU OF BUILDING INSPECTION
NOV 30 1992
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Lau Fai & So Ting

1991 - 33rd Avenue

San Francisco, CA 94116

Date: January 6, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1991 - 33rd Avenue

BLOCK 2101 LOT 023

APPEAL NO. 6475 S-NC-DEQ DC

Chief INSPECTOR Laurence M. Kornfield

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 14, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

FAI LAU
Appellant

Appeal Number 6475

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____

(2) The affected premises are located at 1991 33rd AVE San Francisco. They contain 1 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

NEED MORE TIME TO FIND AN ENGINEER AND ARCHITECT AND FOR THEM TO HAVE TIME TO DRAW PLANS

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:
1991 33RD AVE
SF CA 94116
Telephone Number: (415) 664-7967

Dated: 12-14-92 (12), 19____.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

ADDRESS: 1991 - 33rd AVENUE

BLOCK: 2101 LOT: 023
SEQ.: 01 CASE: DCO

5460

OWNER'S NAME:
LAU FAI & SO TING

LAU FAI & SO TING
1991 - 33rd AVENUE
SAN FRANCISCO, CA 94116

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 160,893

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 4, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,013. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 2, 1992.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 4, 1992

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant St. Paul Evangel Luth Ch
Address 950 Gough Street
San Francisco, CA 94102

PROPERTY ADDRESS 950 Gough St.
BLOCK 0744 LOT 010
HEARING DATE October 28, 1992
APPEAL NUMBER 6468
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on January 27, 1993 (no hearing in December, 1992).

cc: Pastor E. Lee Gerdes
950 Gough St.
San Francisco, CA 94102

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 6, 1992

(14)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

St. Paulus Evangel Luth Ch
950 Gough St.
San Francisco, CA 94102

Date: October 5, 1992

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 950 Gough St.
BLOCK 0744 LOT 010
APPEAL NO. 6468 S-NC-DEQ PP
INSPECTOR Derrill Langer/John Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 29, 1992, will be heard by the Board at 1:30 p.m. on October 28, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant's Agent.

ml

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

St. Paulus Ev. Lutheran Church Appeal Number 6468
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Sept. 2, 19 92
DPW Hearing Order No. 159514

(2) The affected premises are located at 950 Gough St San Francisco. They contain _____ dwelling units and _____ rooming units.
church and offices

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
Chimney sited as dangerous parapet.

RECEIVED
BUREAU OF BUILDING INSPECTION
SEP 29 1992
CODE ENFORCEMENT DIV.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)
Two years to correct condition. Engineering study now being done to define condition and needed maintenance. Study will result in capitol fund campaign & then strategy for dealing with chimney will be carried out.
(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
950 Gough St.
San Francisco, CA 94102
Telephone Number: 415-673-8088

Dated: Sept 29, 19 92. (16)

Signature of Appellant Ester Gerdin, Pastor

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 09/11/92
PROPERTY ADDRESS:
950 GOUGH ST
BLOCK: 0744 LOT: 010
SEQ: 01 CASE: PPO

ST PAULUS EVANGEL LUTH CH
950 GOUGH ST
SAN FRANCISCO CA
94102

APPEAL FILING
To the Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

OWNER'S NAME:
ST PAULUS EVANGEL LUTH CH

INSPECTOR: _____

DISTRICT: 37A CT: 160

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 160527

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/02/92 in accordance with the DPW HEARING ORDER NO. 159514.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/29/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/02/92

Very Truly Yours,

John E. Cribbs
Director of Public Works

37A-P20-P20-004

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

## NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant Consolidated Foods Corp.
Address c/o Gallo Salame Div.
250 Brannan Street
San Francisco, CA 94107

PROPERTY ADDRESS 230-240 Brannan St.
BLOCK 3774 LOT 025
HEARING DATE October 28, 1992
APPEAL NUMBER 6469
INSPECTOR John Greene

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on January 27, 1993 (no hearing in December, 1992)

cc: Patrick Buscovich
1031 Post St.
San Francisco, CA 94109

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 6, 1992

(18)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY

ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Date: October 5, 1992

Appellant's Name & Mailing Address:

Consolidated Foods Corp
c/o Gallo Salame Div.
250 Brannan St.
San Francisco, CA 94107

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 230-240 Brannan St.

BLOCK 3774 LOT 025

APPEAL NO. 6469 S-NC-DEQ PP

INSPECTOR Derrill Langer/J. Greene

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 30, 1992, will be heard by the Board at 1:30 p.m. on October 28, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's Agent.

MP

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

PATRICK BUSCOVICH
Appellant

Appeal Number 6469

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on SEPTEMBER 2, 19 92

(2) The affected premises are located at 250 BRANNAR San Francisco. They contain 0 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

THE BBI IS REQUIRING PARAPET BRACING OF THIS UNREINFORCED MASONRY BUILDING. I HAVE RECOMMEND AS THE STRUCTURAL ENGINEER DESIGNING. THE PARAPET BRACING THAT THE PARAPET BRACING BE DESIGNED FOR INTEGRATION IN A FUTURE SEISMIC UPGRADE OF THE BUILDING. THE OWNER IS PROCEDING WITH RETAINING AN ENGINEERING FIRM TO DO THIS STUDY.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

THE ORDER OF ABATEMENT GIVES 180 DAYS TO COMPLETE THE PARAPET BRACIN SINCE THIS BUILDING IS APPROXIMATE 90,000 IT WILL TAKE LONGER THAN 6 MONTHS TO COMPLETE THE STUDY, COMPLETE THE PARAPET PLANS, GET A PERMIT AND DO THE WORK, APPELLANT WOULD LIKE 1 YEAR TO COMPLETE THE PARAPET BRACING.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above AGENT.

(6) The official address of the undersigned is:
1031 POST
SAN FRANCISCO, CA 94109
Telephone Number: (415) 885-5345

(20)

Dated: SEPT 23, 1992.

Signature of Appellant
Patrick Buscovich

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 09/11/92
PROPERTY ADDRESS:
230-240 BRANNAN ST
BLOCK: 3774 LOT: 025
SEQ: 01 CASE: PPO

CONSOLIDATED FOODS CORP
% GALLO SALAME DIV
250 BRANNAN ST
SAN FRANCISCO CA

94107

OWNER'S NAME:
CONSOLIDATED FOODS CORP

INSPECTOR: _____

DISTRICT: 37A CT: 179

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE PARAPET ORDER NO. 160526

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 09/02/92 in accordance with the DPW HEARING ORDER NO. 159510.
The hearing was conducted by a representative of the Director.
THE OWNER WAS REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 180 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/29/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 09/02/92

Very Truly Yours,

John E. Cribbs
Director of Public Works

37A-P20-P20-004

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(21)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

## NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: Teich Howard & Booth Harold
Address: 2130 Sutter St., #B
San Francisco, CA 94115

PROPERTY ADDRESS: 2126-2130 Sutter St.
BLOCK: 0679 LOT: 009
HEARING DATE: November 25, 1992
APPEAL NUMBER: 6470
INSPECTOR: Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on January 27, 1993.

cc: Lawrence J. Koncz
Attorney-at-Law
126 Post Street, 6th Floor
San Francisco, CA 94104

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

(22)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: November 4, 1992

ppellant's Name & Mailing Address:

Teich Howard & Booth Harold

2130 Sutter Street, #B

San Francisco, CA 94115

Nature of Appeal:

[X] Director's Order

[ ] Franchise Tax Board Notices

[ ] Superintendent's Complaint Waived Hearing

[ ] Other _____

PROPERTY ADDRESS 2126-2130 Sutter St.

BLOCK 0679 LOT 009

APPEAL NO. 6470 S-NC-DEQ DC

INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on August 13, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(23)

Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

HOWARD TEICH/HAROLD BOOTH
Appellant

Appeal Number 6470

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on _____, 19____

(2) The affected premises are located at 2126-2130 Sutter Street San Francisco. They contain 2 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

The work has not been started due to financial hardship. We have been advised by 3 engineering contractor's reports that we will require between 125,000 and 200,000 to complete the work.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

We are in the process of obtaining funds to commence with the work required by the City and County of San Francisco. We are presently talking with lenders. We need 3 to 6 months to obtain funding to do the work.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
2130 Sutter Street, Suite B, San Francisco, CA 94115

Telephone Number: (415) 931-9893

Dated: August 10, 1992.

Signature of Appellant X [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-0742.

(24)

...y and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 07/17/92
PROPERTY ADDRESS:
2126-2130 SUTTER ST
BLOCK: 0679 LOT: 009
SEQ: 01 CASE: DCO

TEICH HOWARD & BOOTH HAROLD
2130 SUTTER ST #B )
SAN FRANCISCO CA
94115

OWNER'S NAME:
TEICH HOWARD

INSPECTOR: _____

DISTRICT: 37A CT: 153

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 160670

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 07/08/92 in accordance with the DPW HEARING ORDER NO. 159101.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 08/04/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 07/08/92

Very Truly Yours,

John E. Cribbs
Director of Public Works

37A-P20-P20-002

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

## NOTICE OF DECISION

- [ ] ABSENT
- [ ] PRESENT

Appellant 2090 Broadway Associates
Address c/o Edward Litke
260 Dolores St.
San Francisco, CA 94103

PROPERTY ADDRESS 2090 Broadway
BLOCK 0566 LOT 014A
HEARING DATE November 25, 1992
APPEAL NUMBER 6471
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The hearing has been rescheduled for January 27, 1993.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

(26)

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

2090 Broadway Associates

c/o Edward Litke

260 Dolores St.

San Francisco, CA 94103

Date: November 4, 1992

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2090 Broadway

BLOCK 0566 LOT 014A

APPEAL NO. 6471 S-NC-DEQ DD

INSPECTOR Derrill Langer

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 17, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant. MP

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO
DIRECTOR'S ORDER

AAB

6471

2090 BROADWAY ASSOCIATES Appeal Number _____
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter 1, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 8-12, 19 92

(2) The affected premises are located at 2090 BROADWAY San Francisco. They contain 40 dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
WE ARE APPEALING THE REQUEST TO INSTALL HARDWIRE SMOKE DETECTORS. THE ISSUE WAS ALREADY DECIDED W/ PREVIOUS COMMUNICATIONS W/ DPW & THE HOUSING DEPT. AND WAS APPROVED THE WAY THE BUILDING IS AT THIS TIME

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)
FINANCIAL HARDSHIP & THE BELIEF THAT THE BUILDING EXCEEDS ALL SAFETY REQUIREMENTS

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(6) The official address of the undersigned is:
260 Dolores

Telephone Number: 415-552-0962

(28)

Dated: Sept 15, 1992.

Signature of Appellant Edward Tom

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 08/21/92
PROPERTY ADDRESS:
2090 BROADWAY ST
BLOCK: 0566 LOT: 014A
SEQ: 01 CASE: DDO

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52 ~~2.60~~ 454.60

2090 BROADWAY ASSOCIATES
% EDWARD LITKE
260 DOLORES ST
SAN FRANCISCO CA

OWNER'S NAME: 2090 BROADWAY ASSOCIATES

INSPECTOR: _____

94103 DISTRICT: 37A CT: 132

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 160426

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 08/12/92 in accordance with the DPW HEARING ORDER NO. 159391.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 09/08/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 08/12/92

MAXIMA will ACCEPT IF LATE

Very Truly Yours,
John E. Cribbs
Director of Public Works

BOB NORELKI

37A-P20-P20-004

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

(29)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Fong Hing & Louie Shee

125 Robinhood Dr.

San Francisco, CA 94127

Date: January 6, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 851-855 Greenwich St.

BLOCK 0091 LOT 049

APPEAL NO. 3321 S-NC-DEQ DA

Chief INSPECTOR Laurence M. Kornfield

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on October 5, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant and a copy was sent Appellant's Agent.

cc: David Fong
125 Robinhood Drive
San Francisco, CA 94127

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Fong Hing & Lovie Shee
Appellant

Appeal Number 3321

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 851-855 Greenwich Street San Francisco. They contain Six (6) dwelling units and N/A rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
Requesting extension of time to comply with request. Time needed to do repair before end of this calendar year.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph ~~(2)~~ above owner / son + manager

(5) The official address of the undersigned is:
125 Robinhood Drive
San Francisco, California 94127
Telephone Number: 415-586-7469

Dated: Oct. 5, 19 91.

Signature of Appellant David Fong

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Guido Giosso
227 Concord Street
San Francisco, CA 94112

Date: January 6, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1025 Bay Shore Bl
BLOCK 5402 LOT 063
APPEAL NO. 3322 S-NC-DEQ DC
Chief INSPECTOR Laurence M. Kornfield

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 5, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Guido Grosso
Appellant

Appeal Number 3327

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1025 Bayshore Blvd. San Francisco. They contain One dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
We will abate the nuisance by complying with the Bureau of Building Inspection

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above_____.

(5) The official address of the undersigned is:
227 Concord St. S.F. 94112

Telephone Number: 415- ~~345~~ 333-2495

Dated: Sept 30, 1992

Signature of Appellant Guido Grosso

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742. Room 260

(33)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Winston F. Wong
Address 309 Dellbrook Avenue
San Francisco, CA 94131

PROPERTY ADDRESS 2536-40 California St.
BLOCK 0634 LOT 008
HEARING DATE November 25, 1992
APPEAL NUMBER 3313
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on January 27, 1993.

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cc: Virginia J. Lee
Advantage Real Estate
1134 Irving Street
San Francisco, CA 94122

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

(34)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Winston F. Wong

309 Dellbrook Avenue

San Francisco, CA 94131

Date: November 4, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2536-40 California St.

BLOCK 0634 LOT 008

APPEAL NO. 3313 S-NC-DEQ DC

INSPECTOR Derrill Langer

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 8, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant.

4P

D 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(35)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD

## OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

3313

Wong, Winston
Appellant

Appeal Number 92-0156

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2534 - 2540 Calif. San Francisco. They contain 4 dwelling units and ? rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

Permit Filed
60 + DAYS to - meet city Plan
NO DAY to Find

See attachment

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above_____.

(5) The official address of the undersigned is:
301 Dellbrook Ave
SF
Telephone Number: 681-0822

Dated: Sept 8, 1992

Signature of Appellant Winston F Wong
by Power of Attorney

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

## NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant LRJ Corporation
Address 1715 Broadway, #1
San Francisco, CA 94109

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
HEARING DATE November 25, 1992
APPEAL NUMBER 3314
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60 days. The next hearing will be on January 27, 1993.

cc: Andy Forrest
650 - 5th St., Ste 501
San Francisco, CA 94107

Karen Griensen
c/o Lerner & Veit
425 California St., 3rd Fl.
San Francisco,CA 94104

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

(37)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

LRJ Corporation
1715 Broadway, #1
San Francisco, CA 94109

Date: November 4, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
APPEAL NO. 3314 S-NC-DEQ DI
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 9, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant.
cc: Andy Forrest
650 - 5th St., Suite 501
San Francisco, CA 94107

PCD 215 (Rev. 9/87)

lement Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ANDY FORREST
Appellant

Appeal Number 3314

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (1) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1715 BROADWAY San Francisco. They contain 5 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
WE HAVE SUBMITTED AN APPLICATION TO THE BUILDING DEPT. (#9121272). TO PROCEED WITH ABATING THE CODE ISSUES. THE APPLICATION WAS SUBMITTED PREVIOUS TO A DIRECTORS HEARING DATED 6/24/92. WE HAVE BEEN GRANTED 180 DAYS TO COMPLETE (12/22/92).

(3) (State the relief you need and re[illegible]ons why you claim the appealed action should be modified or reversed by this board)
THE PROPERTY IS INVOLVED IN LEGAL ACTION. THE TRIAL DATE IS THE WEEK OF NOV. 23RD. AS A RESULT OF THE TRIAL WE WILL PROCEED WITH EITHER A SEISMIC UPGRADE OR REMOVE THE MEZZANINE LEVEL. WE ARE APPEALING THE TIME LIMIT TO OBTAIN AND COMPLETE THE WORK.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner (agent,) (state which) of the premises described in Paragraph (2) above.

(5) The official address of the undersigned is:
650 5th ST. S.F., CA. SUITE 501

Telephone Number: 546-1077

Dated: 9/9, 1992.

Signature of Appellant Andy Forrest

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Elena Rivera
Address 718 Brazil Avenue
San Francisco, CA 94112

PROPERTY ADDRESS 718 Brazil Av.
BLOCK 6076 LOT 044
HEARING DATE November 25, 1992
APPEAL NUMBER 3318
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days. The next hearing will be on January 27, 1993.

40

cc: Nancy Rivera
718 Brazil Avenue
San Francisco, CA 94112

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

(40)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Elena Rivera
718 Brazil Avenue
San Francisco, CA 94112

Date: November 4, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 718 Brazil Av.

BLOCK 6076 LOT 044

APPEAL NO. 3318 S-NC-DEQ DC

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 28, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant.

MP

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Elena Rivera
Appellant

Appeal Number 3318

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 718 Brazil Avenue San Francisco San Francisco. They contain 2 dwelling units and 2 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I would like it to be extended to April, 1993. I got to wait until my home loan is approved to fix my home to legalize the 2 units.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

I would like more time to be able to fix my home and legalize it, because of money problems right now.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
718 Brazil Avenue
San Francisco, CA 94112
Telephone Number: (415) 239-6880.

Dated: September 28, 1992.

Signature of Appellant Elena Rivera

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(42)-F

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385.10
#2
7/93

Public Works.

Main Public Library
Docu. Sect.
Attn: Jerry Roth

# CITY AND COUNTY OF SAN FRANCISCO
# ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
## MINUTES OF HEARING NO. 360
## JANUARY 27, 1993
## Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.
FEB 9 1993
SAN FRANCISCO
PUBLIC LIBRARY

**BOARD MEMBERS PRESENT**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Shirley C. Yawitz

**CITY STAFF PERSONNEL**

Peter Burns - Acting Secretary of AAB
Laurence M. Kornfield - Chief Bldg. Inspector
Irene Nishimura - City Planning

**ABATEMENT APPEALS:**

#6472 407-411 Lombard Street
Mitchell J. Friedman
c/o Chris Lynch
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by July 28, 1993.

#6473 815 Duboce Avenue
James P. Quinn
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred fifty (150) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by June 28, 1993.

#6474 48 Cayuga Avenue
James P. Devenere
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within one hundred twenty (120) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by May 28, 1993.

#6475 1991 - 33rd Avenue
Lau Fai & So Ting
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attoney's office for code enforcement.

ABATEMENT APPEALS CONTINUED HEARING:

#6468 950 Gough Street
St. Paulus Evangel Lutheran Church
c/o Pastor E. Lee Gerdes
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant agreed to demolish chimney to the roof and to complete all required work within one hundred eighty (180) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by July 28, 1993.

#6469 230-240 Brannan Street
Consolidated Foods Corp.
c/o Patrick Buscovich
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within six (6) months and Appellant's engineer should notify Code Enforcement Division of action every month. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by July 28, 1993.

#6470 2126-2130 Sutter Street
Howard Teich & Harold Booth
c/o Bruce W. Lilienthal
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within ninety (90) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by April 28, 1993.

#6471 2090 Broadway
2090 Broadway Assoc.
c/o Harry Litke

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by March 29, 1993.

FRANCHISE TAX BOARD HEARING:

#3321 851-855 Greenwich Street
Fong Hing & Louie Shee
c/o David Fong
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

3322 1025 Bayshore Blvd.
Guido Giosso
(Absent)

DECISION: The case is continued for thirty (30) days at the request of the Appellant. The next hearing will be on Wednesday, February 24, 1993 at 1:30 P.M., Room 282, City Hall.

FRANCHISE TAX BOARD CONTINUED HEARING:

#3313 2536-40 California Street
Winston F. Wong
c/o Gary Gee
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within life of the permit. Franchise Tax Board will be notified if all required work is not done within the specified time.

3314 1715 Broadway
LRJ Corporation
c/o Andy Forrest
Represented by William Andrews
(Present)

DECISION: Appeal is denied. Notice of Noncompliance is to be referred to the Franchise Tax Board.

#3318 718 Brazil Street
Elena Rivera
c/o Nancy Rivera
(Absent)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within six (6) months. Franchise Tax Board will be notified if all required work is not done by July 28, 1993.

Peter Burns
Acting Secretary

LK:ts

Dept. of Public Works

DOCUMENTS DEPT.
FEB 8 1993
SAN FRANCISCO
PUBLIC LIBRARY

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S.10
4/93

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 361
FEBRUARY 24, 1993
Room 282, City Hall at 1:30 P.M.

Agenda

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

CITY STAFF PERSONNEL

Neil G. Rains, Acting Secretary of AAB
L. M. Kornfield, Chief Bldg. Insp. CED
Mary Gallagher, City Planning

| Item No. | Page No. | Case No. | Property Address |
|---|---|---|---|
| **ABATEMENT APPEALS:** | | | |
| 1. | 1 - 11 | 6476 | 378 Arleta Avenue<br>Harold Sallach |
| 2. | 12 - 17 | 6477 | 501 Broadway<br>Helen Ferrari Rev Interv Tr<br>c/o Madlyn Risetto<br>Represented by John G. Lyons |
| 3. | 18 - 20 | 6478 | 53 Ledyard Street<br>Carmen L. Chiong |
| 4. | 21 - 26 | 6479 | 1400 Washington Street<br>1400 Washington St. Assn.<br>c/o Christopher Lane |
| **FRANCHISE TAX BOARD HEARINGS:** | | | |
| 5. | 27 - 30 | 3323 | 787 Cayuga Avenue<br>Alfredo T & Aparacion Bonpin |
| 6. | 31 - 32 | 3324 | 1923-25 Fillmore Street<br>Juliana & Lupe Sanchez |
| 7. | 33 - 34 | 3325 | 3677-79 18th Street<br>Meredith Patricia |
| 8. | 35 - 36 | 3326 | 3233-37 Sacramento St.<br>Donald Lawson |
| 9. | 37 - 38 | 3327 | 614-616 Natoma Street<br>Elizabeth T. Wilson<br>c/o Madeline T. de Antonio |
| 10. | 39 - 40 | 3328 | 1940 Lombard Street<br>Ramanlal V. Patel |

FRANCHISE TAX BOARD HEARINGS:

| | | | |
|---|---|---|---|
| 11. | 41 - 42 | 3329 | 38-40 Pueblo Street<br>Chan Andrew Cheung-Kwai |
| 12. | 43 - 45 | 3330 | 153-155 Chenery Street<br>Jerry Shluker & Murray LeClair |

FRANCHISE TAX BOARD CONTINUED HEARINGS:

| | | | |
|---|---|---|---|
| 13. | 46 - 48(f) | 3322 | 1025 Bayshore Blvd.<br>Guido Giosso |

E-n-d.

/ml

cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Public Library, c/o Jerry Roth
CED Record Clerk
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 159A
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy at City Hall

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/~~XXB~~ HEARING

ppellant's Name & Mailing Address:

Harold Sallach
378 Arleta Avenue
San Francisco, cA 94134

Date: February 3, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 378 Arleta Avenue
BLOCK 6233 LOT 056
APPEAL NO. 6476 S-NC-DEQ BW1
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/10/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

MP

PCD 215 (Rev. 9/87)

Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Harold Sallach
Appellant

Appeal Number 6476

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11/4/92, 19____

(2) The affected premises are located at 378 Arleta St San Francisco. They contain ____ dwelling units and ____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please see attached request for Life Time Moratorium

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(5) The undersigned is the (owner)/agent, (state which) of the premises described in ~~Paragraph~~ (2) above ____.

(6) The official address of the undersigned is:
378 Arleta Ave
SF CA 94134
Telephone Number: 468-6591

Dated: 12/10, 19 92.

Signature of Appellant Harold Sallach

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(3)

ADDRESS: 378 ARLETA AVENUE

BLOCK: 6233 LOT: 56
SEQ.: 01 CASE: BW1

OWNER'S NAME:
SALLACH, HAROLD

SALLACH, HAROLD
378 ARLETA AVENUE
SAN FRANCISCO, CA 94134

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 160,888

ARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF
ILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC
RKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON
VEMBER 4, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO.
9,740. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE
RECTOR. THE OWNER WAS REPRESENTED.

SED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS
D DETERMINES AS FOLLOWS:

THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

E DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH
E FOLLOWING:

30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
30 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

PEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING
DE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD.
PEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT
PEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE
LED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF
CEMBER 2, 1992.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

ILE (2)
WNER
BI (3) (1 signed)

PPROVED: NOVEMBER 4, 1992

Department of Public Works

# DECLARATION OF INTENTION TO APPEAL TO BOARD OF PERMIT APPEALS - CITY HALL, ROOM 154A

Date: 12 10 92 Application: 9217131

Address of subject property: 378 Arleta Ave. 94134

*To Department of Public Works:* Housing Inspection Division Yes ☐ No ☐

**1. DISAPPROVAL**

I hereby declare my intention to appeal the disapproval of the following Bureau/Department:
Dept. of Public Works

This disapproval was given for the following reason: Building was on properity l. next to sidewalk. Grade-line wasn't satisfactory in the plans. Failure of due process. Replacing roof on Garage.

Code/Section:

**2. STIPULATIONS/CONDITIONS**

I hereby declare my intention to appeal the stipulations/conditions by the following Bureau/Department: Dept. of Public Works

The stipulations/conditions are as follows: Garage was originally built before 1960 with approved permit. My building isn't the only one in my block that Goes up to the properity line. Am seeking a life time Moratorium.

**3. PENALTY**

I hereby delare my intention to appeal the imposition of a penalty or investigation fee on my permit application for the following reason: Am seeking a life time Moratorium

Regular Fee(s): $

Penalty Fee(s): $

Total Fee(s): $

Optional Declaration: The work stated as being done without permit was completed:

☐ Prior to Jan. 1, 1960 ☐ From 1960 to present.

I have attached the following documents in support of the above declaration:

(Building Permit Application - both sides must be attached.)

(4)

I HEREBY AGREE TO COMPLY WITH ALL OTHER STIPULATIONS AND CONDITIONS AS INDICATED UPON ISSUANCE OF MY PERMIT

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

November 23, 1992

Harold Sallach
378 Arleta Avenue
San Francisco, CA 94134

Dear Mr. Sallach:

RE: **378 ARLETA AVENUE**
**BLOCK: 6233; LOT: 56**
**ZONING DISTRICT: RH-1 (HOUSE, ONE-FAMILY)**
**FILE NUMBER: 9000545/C**
**SUPERIOR COURT CASE NUMBER: 799-477,**
**INJUNCTION AND INTERLOCUTORY JUDGEMENT,**
**ENTERED: DECEMBER 8, 1982**
**BUILDING PERMIT APPLICATION NUMBER: 8706448, FILED: MAY 14, 1987,**
**ISSUED: JULY 2, 1987, COMPLETED: FEBRUARY 10, 1988**
**BUILDING PERMIT APPLICATION NUMBER: 9107767, FILED: MAY 6, 1991,**
**DISAPPROVED: OCTOBER 3, 1991, CANCELLED: JANUARY 17, 1992**
**BUILDING PERMIT APPLICATION NUMBER: 9217131,**
**FILED: SEPTEMBER 28, 1992, DISAPPROVED: NOVEMBER 23, 1992**
**CODE ABATEMENT REFERRAL**

Please be advised that this Department has referred the matter to the Office of the City Attorney for review and code abatement action.

Building Permit Application Number 9107767 (filed: May 6, 1991), to establish legal use of a roof enclosure in the Planning Code required front setback, was disapproved by this Department by letter of October 3, 1991. The disapproval was not appealled and Application Number 9107767 was cancelled by the Bureau of Building Inspection on January 17, 1992.

Building Permit Application Number 9217131, was filed on September 28, 1992, with exactly the same plans filed under the previous application. This Application is being disapproved under this letter, with reference to the letter disapproving Application Number 9107767.

You are therefore required to file a new building permit application with plans to identify removal of the existing roof enclosure.

If you have substantial reason to believe that there was error in interpretation of the provisions of the Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Permit Appeals (Room 154-A, City Hall, Telephone: 554-6720) within fifteen (15) days of the date of this letter. In the case of a building permit application, you may file within fifteen (15) days of the denial of said permit by the Central Permit Bureau.

If you have any questions, please telephone Barry Pearl of our Violation Abatement Unit at 558-6359.

Very truly yours,

**Robert W. Passmore**
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP:BP:bnp/378ARLEA.BNP

cc: David Smith Fox, Deputy City Attorney
Code Enforcement Division
Office of the City Attorney
1390 Market Street, Room 250

Lawrence Kornfield, Chief Inspector
Code Enforcement Division
Bureau of Building Inspection
1390 Market Street, Room 260

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

September 4, 1992

Harold Sallach
378 Arleta Avenue
San Francisco, CA 94134

Dear Mr. Sallach:

RE: **378 (372) ARLETA AVENUE**
**BLOCK: 6233; LOT: 56**
**ZONING DISTRICT: RH-1 (HOUSE, ONE-FAMILY)**
**FILE NUMBER: 9000545/C**
**SUPERIOR COURT CASE NUMBER: 799-477,**
**INJUNCTION AND INTERLOCUTORY JUDGEMENT,**
**ENTERED: DECEMBER 8, 1982**
**BUILDING PERMIT APPLICATION NUMBER: 8706448, FILED: MAY 14, 1987,**
**ISSUED: JULY 2, 1987, COMPLETED: FEBRUARY 10, 1988**
**BUILDING PERMIT APPLICATION NUMBER: 9107767, FILED: MAY 6, 1991,**
**DISAPPROVED: OCTOBER 3, 1991, CANCELLED: JANUARY 17, 1992**
**BUILDING PERMIT APPLICATION NUMBER: 9207709, FILED: MAY 15, 1992**
**DISAPPROVAL OF BUILDING PERMIT APPLICATION**

Please be advised that the Department of City Planning must disapprove the referenced Building Permit Application, for failure to alter plans to identify removal of a roof enclosure constructed without benefit of permit in the City Planning Code required front set-back. The plans filed with this Application are the same as those filed with Application Number 9107767, which was disapproved by letter October 3, 1991 (copy attached as Exhibit A). In addition, Application Number 9207709 was filed under 372 Arleta Avenue, which is not the official recognized address for Assessor's Block 6233, Lot Number 56.

The City Planning Code Sections cited in the October 3, 1991 letter, and the issues addressed also apply to the disapproval of Application Number 9207709.

Therefore, you are required to file a new building permit application, with a complete plot plan and front and side elevations, which identifies removal of the roof enclosure constructed without benefit of permit. Failure to file the necessary application and plans within thirty (30) days of the date of this letter will prompt this Department to refer the property to the Code Enforcement Division of the Office of the City Attorney for review and code abatement action.

If you have substantial reason to believe that there was error in interpretation of the provisions of the Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Permit Appeals (Room 154-A, City Hall, Telephone: 554-6720) within fifteen (15) days of the date of this letter. In the case of a building permit application, you may file within fifteen (15) days of the denial of said permit by the Central Permit Bureau.

If you have any questions, please telephone Barry Pearl of our Violation Abatement Unit at 558-6359.

Very truly yours,

Robert W. Passmore AJVB

**Robert W. Passmore**
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP:BP:bnp:378ARLTA.BNP
Attachment

cc: David Smith Fox, Deputy City Attorney
Code Enforcement Division
Office of the City Attorney
1390 Market Street, Room 250

Lawrence Kornfield, Chief Inspector
Code Enforcement Division
Bureau of Building Inspection
1390 Market Street, Room 260

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

NISTRATION
558-6414
PLANNING COMMISSION
558-6414
S AND PROGRAMS
558-6264
EMENTATION / ZONING
558-6377

October 3, 1991

Harold Sallach
378 Arleta Avenue
San Francisco, CA 94134

Dear Mr. Sallach:

RE: 378 ARLETA AVENUE
BLOCK: 6233; LOT: 56
ZONING DISTRICT: RH-1 (HOUSE, ONE-FAMILY)
FILE NUMBER: 9000545/C
SUPERIOR COURT CASE NUMBER: 799-477,
INJUNCTION AND INTERLOCUTORY JUDGEMENT, ENTERED: DECEMBER 8, 1982
BUILDING PERMIT APPLICATION NUMBER: 8706448, FILED: MAY 14, 1987,
ISSUED: JULY 2, 1987, COMPLETED: FEBRUARY 10, 1988
BUILDING PERMIT APPLICATION NUMBER: 9107767, FILED: MAY 6, 1991
DISAPPROVAL OF BUILDING PERMIT APPLICATION

Please be advised that the Department of City Planning must disapprove the referenced Building Permit Application, for failure to alter plans to identify removal of a roof enclosure constructed without benefit of permit in the City Planning Code required front set-back. Such use of the property violates Sections 132(f) (FRONT SETBACK AREAS, RH AND RM DISTRICTS. Permitted Obstructions.), 136(c)(1)(A) (OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.), 174(c) (COMPLIANCE WITH CONDITIONS, STIPULATIONS AND SPECIAL RESTRICTIONS REQUIRED.), and 175(b) (APPROVAL OF PERMITS.)

PROPERTY DESCRIPTION/ZONING HISTORY

The referenced property is on the northeast side of Arleta Avenue, 100 feet east of Elliot Street. The property, a rectangular lot of 5,000 square feet (formerly lots 19 and 20) was zoned First Residential from 1921 to 1960; R-1 (One-Family Residential) from 1960 to 1978; and RH-1 (House, One-Family) from 1978 to the present.

STATEMENT OF THE CASE

Building Permit Application Number 9107767 proposes "to get a permit for construction of a porch as is." The plans filed with Application Number 9107767 identify construction of a roof with skylights above the City Planning Code required front setback. The roof enclosure, constructed without benefit of permit, is in violation of previously approved plans filed under Building Permit Application Numbers 8510976 and 8706448.

Specifically, plans filed under Building Permit Application Number 8510976 (filed: October 2, 1985, issued: January 27, 1986, "to repair fire damage") were approved on condition that the area between the front retaining wall and the one story garage structure remain "open and unobstructed." The required front set-back of the referenced property is 7 feet, based upon the average front setback of the adjacent properties (four feet and ten feet, respectively) (Section 132(a) (FRONT SETBACK AREAS, RH AND RM DISTRICTS. Basic Requirement.). Plans filed with Application Number 9107767 incorrectly identify the front building wall of the adjacent property to the west at the front property line (no setback) and the front building wall of the adjacent property to the east setback six (6) feet from the front property line.

You previously constructed a roof above the front setback area (also without benefit of permit) that you were required to remove by former Commissioner Bouliane under Superior Court Case Number 799-477.

Plans filed with Application Number 9107767 identify construction of a roof enclosing the front setback area. Section 132(f) of the City Planning Code permits only those obstructions in the required front set-back which are specified in Section 136. Section 136(c)(1)(A) permits "overhead horizontal projections of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, ..." not more than three feet into the front set-back requirement of the City Planning Code. The existing roof construction exceeds this requirement by four feet and does not qualify as a purely architectural or decorative feature.

Therefore you are required to file a new building permit application, with a complete plot plan and front and side elevations, which identifies removal of the roof enclosure constructed without benefit of permit. Failure to file the necessary application and plans within thirty (30) days of the date of this letter will prompt this Department to refer the property to the Code Enforcement Division of the Office of the City Attorney for review and code abatement action.

If you have substantial reason to believe that there was error in interpretation of the provisions of the Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Permit Appeals (Room 154-A, City Hall, Telephone: 554-6720) within fifteen (15) days of the date of this letter. In the case of a building permit application, you may file within fifteen (15) days of the denial of said permit by the Central Permit Bureau.

If you have any questions, please telephone Barry Pearl of the Violation Abatement Section at 558-6359.

Very truly yours,

Robert W. Passmore
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP:BP:bnp/1133

cc: David Smith Fox, Deputy City Attorney
Code Enforcement Division
Office of the City Attorney
1390 Market Street, Room 250

G. Tsang, District Inspector
Building Inspection Division
Bureau of Building Inspection

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/~~XBB~~ HEARING

ppellant's Name & Mailing Address:

Helen Ferrari Rev Interv Tr
c/o Frank E Clohan
550 Hamilton Av., #220
Palo Alto, CA 94301

Date: February 3, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 501 Broadway

BLOCK 0162 LOT 001

APPEAL NO. 6477 S-NC-DEQ DKO

INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/18/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's agent.

cc: Madlyn Rissetto
c/o John G. Lyons
220 Bush Street, Ste 1418, San Francisco CA 94104

CD 215 (Rev. 9/87) (12)

1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MADLYN RISSETTO
Appellant

Appeal Number 6477

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 18, 19 92

(2) The affected premises are located at 501-513 Broadway San Francisco. They contain 5 dwelling units and 23 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(SEE STATEMENT ATTACHED)

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(SEE STATEMENT ATTACHED)

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
220 Bush Street, Suite 1418
San Francisco, CA 94104
Telephone Number: (415) 392-1423

(13)

Dated: December 18, , 19 92. MADLYN RISSETTO

Signature of Appellant John G. Lyons
By: JOHN G. LYONS, her attorney-at-law

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-0742.

ty and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 11/18/92
PROPERTY ADDRESS:
501 BROADWAY
BLOCK: 0162 LOT: 001
SEQ: 01 CASE: DK0

HELEN FERRARI REV INTERV TR
% FRANK E CLOHAN
550 HAMILTON AV #220
PALO ALTO CA

OWNER'S NAME:
RISSETTO MADLYN 3/4

INSPECTOR: _____

94301 DISTRICT: 38A CT: 106

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 161014

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/18/92 in accordance with the DPW HEARING ORDER NO. 159988.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/15/92.

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/18/92

Very Truly Yours,

John E. Cribbs
Director of Public Works

(14)

38A-P20-P20-001

(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

4- Sp 771. — BCB ck DARYL

## STATEMENT IN ANSWER TO CLAUSE (3)

THE NATURE OF THE ACTION APPEALED FROM, TOGETHER WITH MATERIAL FACTS RELATING THERETO

On November 18, 1992, the Director of Public Works issued his Order of Abatement under Section 203-203R of the Building Code (Order No. 161014).

The Order directs that the building in question be brought into conformance with the San Francisco Building Code. The violation of the Code concerns self-closing doors as shown in the report of the Bureau of Building Inspection dated August 17, 1989. A copy of that report is attached hereto as Attachment 1.

STATEMENT IN ANSWER TO CLAUSE (4)

THE RELIEF NEEDED AND REASONS WHY OWNER CLAIMS THE APPEALED ACTION SHOULD BE MODIFIED OR REVERSED BY THE ABATEMENT APPEALS BOARD

Owner requests that the Abatement Appeals Board modify the Order of the Director and provide that work on repair of violations commence within one hundred and fifty days and be completed within eighteen months.

Owner requests that the Abatement Appeals Board make the finding that the existing violations do not constitute a public nuisance. In support of this request the owner states:

FIRST: The building is unoccupied. Because parapet work heretofore required has been completed, the building does not present any substantial hazard to the life, health, or safety of any person.

SECONDLY: In response to an earlier Order of the Director of Public Works, namely, Order No. 157634 dated September 20, 1991, and the decision of the Abatement Appeals Board dated April 6, 1992 in Appeal No. 6432, the owner has obtained a building permit for seismic work on the property. The owner has entered into a contract for seismic work, and that work will begin before January 22, 1993 in accordance with the extension of time granted to comply with the decision of the Abatement Appeals Board.

The self-closing doors which are the subject of the present proceeding will be installed in upper floors of the building. The owner will not be able to do required work on upper floors of the building until after the seismic work is performed and the owner is able to obtain additional funds for the work on upper floors.

The present absence of self-closing doors is not a public nuisance because the premises are vacant and cannot be occupied until an additional permit is obtained for needed work and that work on upper floors of the building is performed.

The owner is making a considerable financial outlay for needed seismic work in hopes the completion of that work will enable the owner to obtain funds to make further repairs to the building.

ity and County of San Francisco

**Department of Public Works**
**Bureau of Building Inspection**

Date: 8-17-89

Madalyn Rissetto
c/o Rissetto Co.
1855 Alemany Bl
S.F. Ca 94112

Address: 501-13 Broadway
Block: 162 Lot: 1 Seq.: 01

RE: SPRINKLER ORDINANCE 319-86

Your building is:

1. ☐ EXEMPT: Because:
   - A. ☐ Hotel has secured and controlled entry into the building;
   - B. ☐ No public areas in this building per ordinance definition;
2. ☐ IN COMPLIANCE: This building is already in full compliance with this ordinance.
3. ☒ NOT IN COMPLIANCE: As checked below:
   - A. ☐ Sprinklers required in this building;
   - B. ☒ Self-closing doors required between hotel guest rooms and corridors;
   - C. ☒ Self-closing doors required between community kitchen(s) and corridors;
   - D. ☒ Self-closing doors required between community bathing and toilet facilities and corridors.

PERMITS REQUIRED AS FOLLOWS:

1. Plumbing permits for the installation of all sprinkler heads or miscellaneous plumbing items;
2. For 6 heads or less, only a plumbing permit will be required;
3. For 7 heads or more, a building permit and plans will be required;
4. Electrical permits will be needed for the installation or alteration of alarms and plan flow switches.

COMPLIANCE TIME LIMITS

Any items checked on this report that indicate compliance is required will become a violation as of August 9, 1989.

The District Building Inspector will handle all inquiries regarding the installation of systems requiring more than 6 heads. They may be contacted at 558-6096.

Questions regarding this letter should be directed to the Housing Inspector name below.

Very truly yours,

L. L. Litchfield, PE, Superintendent

By: D. Gogerty — Housing Inspector — 558-6185 Phone

SkOrd 6/89

(17)



ATTACHMENT 1

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/~~xxBB~~ HEARING

Appellant's Name & Mailing Address:

Carmen ~~L~~ Chiong
53 Ledyard Street
San Francisco, CA 94124

Date: February 3, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 53 Ledyard Street
BLOCK 5395 LOT 42
APPEAL NO. 6478 S-NC-DEQ DCO
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/28/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD

## OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Carmen L. Chiong
Appellant

Appeal Number # 6478

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 28, 1992

(2) The affected premises are located at 53 Ledyard St. San Francisco. They contain 2 dwelling units and — rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I'm appealing the Director of Public Works' 30-day order to comply with balance of the work listed in the order of abatement.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

I'm seeking an extension of the deadline for appeal for the purpose of preparing the required documents.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
53 Ledyard St.
San Francisco, CA 94124
Telephone Number: (415) 468-8943

Dated: December 26, 1992.

Signature of Appellant Carmen Chiong
(19)

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

ADDRESS: 53 LEDYARD STREET

BLOCK: 5395 LOT: 42
SEQ.: 01 CASE: DCO

OWNER'S NAME:
CHIONG CARMON L.

CHIONG CARMEN L.
53 LEDYARD STREET
SAN FRANCISCO, CA 94124

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 160,854

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 28, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 159,997. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 24, 1992.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 28, 1992

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/~~XXB~~ HEARING

Appellant's Name & Mailing Address:

1400 Washington St. Assn
1067 Broadway
San Francisco, CA 94133

Date: February 3, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1400 Washington St.
BLOCK 0187 LOT 007
APPEAL NO. 6479 S-NC-DEQ DCO
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/22/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's agent.

cc: Christopher Lane
1067 Broadway
San Francisco, CA 94133

Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

1400 WASHINGTON STREET ASSN. Appeal Number 6479
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on NOVEMBER 18, 1992

(2) The affected premises are located at 1400 WASHINGTON STREET San Francisco. They contain 18 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

SEE ATTACHED

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

SEE ATTACHED

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/(agent), (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
1067 BROADWAY
SAN FRANCISCO, CA 94133
Telephone Number: (415) 776-4500

Dated: 12/22/, 1992. (22)

Signature of Appellant [signature] CHRIS LAINE

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

ADDRESS: 1400 WASHINGTON STREET

BLOCK: 0187 LOT: 007
SEQ.: 01 CASE: DCO

1400 WASHINGTON ST. ASSN.
1067 BROADWAY
SAN FRANCISCO, CA 94133

OWNER'S NAME:
1400 WASHINGTON ST.
ASSOCN.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,011

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 18, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 159,982. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 120 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 16, 1992.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 18, 1992

## ATTACHMENT TO APPEAL TO THE ABATEMENT APPEALS BOARD

3. Pursuant to a Housing Inspector's citation dated July 27, 1989, the complaint states that the two-room unit located in the Northwest unit of the building is illegal.

   3.1. In October, 1986, a building permit (application #08512663) was granted. Among other things, it legalized the pre-existing 18th unit (attached Exhibit A).

   3.2. On April 28, 1987, the owners received a Permit of Occupancy from the Director of Public Works certifying 18 legal units in the building. (Exh. A + B)

   3.3. The owners had been attempting to comply with an agreement reached with Mr. Ray Fong to construct a small garage in the Northwest corner of the building. For that work, permit application #9006553 (filed April 4, 1990) is pending. For reasons that are not entirely clear, the owners were required to seek a variance for that work. In view of the complaint about the 18th unit, the Planning Department also addressed that issue. Their decision issued November 18, 1991 reaffirmed the legality of the 18th unit and permitted the owners to construct parking.

   3.4. The Plan Checking Division is reneging on a previous agreement with the owners and are now requiring additional seismic work outside the immediate area of the garage. The owners have been negotiating with them in good faith to resolve that issue and have the permit issued.

4. The Housing Inspector erred in citing 1400 Washington Street for an illegal unit, and, therefore, the ensuing complaint of the Superintendent should be canceled or withdrawn with prejudice. The evidence for this is compelling.

   4.1. Pursuant to 3.1 and 3.2 above, when the inspector issued the citation, the unit was, in fact, legal. If the inspector had done his homework, the citation would not have been issued and should now be declared void.

   4.2. Even if it were a valid complaint, the owners were primarily required to obtain a building permit which they have been diligently pursuing (see 3.2 and 3.3 above). Thus, even if there were a technical violation, it has been corrected, and any complaint should be declared abated.

   4.3. Our plans and agreement with Plan Checking call for seismic upgrading of the new garage area but not outside that area. So that the owners can proceed with our work, the owners ask that our permit be issued as originally agreed without retroactive demands that the owners undertake additional and financially punitive seismic upgrading outside the garage area.

HIBIT A

APPROVED
Dept. of Public Works
OCT 03 1986
Franklin Lew
SUPERINTENDENT
BUREAU OF BUILDING INSPECTION

SFRA | PCD | PARAPET | PAD-STR | PAD-FD | PAD-ARC | HEALTH | DAH | CPB | DCP | CNTR | CH-INSP | BE | BID-FP | BID-INSP | DOSH | TDP | APPROVED FOR ISSUANCE | EXPEDITER YES NO | TITLE 24-2

BLDG. FORM 3/8 REV. 4/84

APPLICATION NUMBER 8512663

DSHA APPROVAL REQD ☐ APPROVAL NUMBER

# APPLICATION FOR BUILDING PERMIT
## ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

NA

## CITY AND COUNTY OF SAN FRANCISCO
## DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

| DATE FILED | FILING FEE RECEIPT NO. | (1) STREET ADDRESS OF JOB | BLOCK & LOT |
|---|---|---|---|
| 6 NOV. 85 | 14 3942 | 1400 WASHINGTON | |

DCP FEE

| PERMIT NO. | ISSUED | (2A) ESTIMATED COST OF JOB | (2B) REVISED COST: |
|---|---|---|---|
| 855330 | OCT 03 1986 | ~~$150,000.00~~ | ~~$1,000.00~~ 300,000.00 BY: DATE: |

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

### DESCRIPTION OF EXISTING BUILDING

SUBMIT SPRINKLER

| (4A) TYPE OF CONSTR. | (5A) NO. OF STORIES OF OCCUPANCY: | (6A) NO. OF BASEMENTS AND CELLARS: | (7A) PRESENT USE: | (8A) OCCUPANCY CLASS. | (9A) NO. OF DWELLING UNITS: |
|---|---|---|---|---|---|
| TYPE V | 4 | 1 | RESIDENTIAL APTS | R-1 03 | 17 |

### DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

24

| (4) TYPE OF CONSTR. | (5) NO. OF STORIES OF OCCUPANCY: | (6) NO. OF BASEMENTS AND CELLARS: | (7) PROPOSED USE: | (8) OCCUP. CLASS. | (9) NO. OF DWELLING UNITS: |
|---|---|---|---|---|---|
| TYPE V | 4 5 | 1 | RESIDENTIAL APTS | R-1 | 18 |

| (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? | (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? | (12) ELECTRICAL WORK TO BE PERFORMED? | (13) PLUMBING WORK TO BE PERFORMED? |
|---|---|---|---|
| YES ☒ NO ☐ | YES ☒ NO ☐ | YES ☒ NO ☐ | YES ☐ NO ☐ |

(14) GENERAL CONTRACTOR — ADDRESS — PHONE — CALIF. LIC. NO. — EXPIRATION DATE

(15) OWNER (LESSEE (CROSS OUT ONE)): GEO. HOFFERG — ADDRESS: 1111 GREEN ST. S.F. — PHONE (FOR CONTACT BY BUREAU): 1449.4170

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):

ADD NEW 3/4 BATHS ~~X 18~~ ~~TO EXISTING~~

NEW CARTS IN KITCHENS ~~100 TOTAL~~

~~@ EACH.~~

ADD NEW APT IN BASEMENT (-2)

## ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

| (17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? | (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT | (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? | (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA |
|---|---|---|---|
| YES ☐ NO ☒ | FT. | YES ☐ NO ☒ | SQ. FT. |
| (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? | (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? | (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN | (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? |
| YES ☐ NO ☒ | YES ☐ NO ☐ | YES ☐ NO ☒ | YES ☐ NO ☐ |

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) — ADDRESS — CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). — ADDRESS

## IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☒ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

## APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

## NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.

( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.

( ) III. An exact copy or duplicate of (I) or (II) certified by the Director or certified by the insurer.

( ) IV. The cost of the work to be performed is $100 or less.

(X) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California, and I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with such provisions of Section 3800 of the Labor Code, that the Permit hereby applied for shall be deemed revoked.

VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

(25) Applicant's Signature — Date

ENDORSED 6 NOV. 85

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

Date Issued: 4/28 1987

# PERMIT OF OCCUPANCY

issued to

1400 WASHINGTON ST ASSN

authorizes the operation of an

6rms. 11-5rms. 1-4rms. Units
TOTAL 18 of.....Rooms at 1400 WASHINGTON ST

PERMIT IS VALID FROM DATE OF ISSUANCE UNTIL REVOKED AND IS NOT SFERABLE. CHANGE OF OWNERSHIP MUST BE REPORTED IMMEDIATELY.

Jeffrey Lee Richard Evans

Director of Public Works

FRAME AND POST IN PLAIN VIEW

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Alfredo T & Aparacion Bonpin
2215 - 33rd Avenue
San Francisco, CA 94116

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 787 Cayuga Ave
BLOCK 3149 LOT 034
APPEAL NO. 3323 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/7/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD

# OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Alfredo & Aparacion Bonpin
Appellant

Appeal Number 3323

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 787 Cayuga Avenue, San Francisco, Ca. San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please see attached letter dated 10/7/92.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Please see attached letter dated 10/7/92.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
2215 33rd Avenue
San Francisco, Ca., 94116
Telephone Number: (415)665-1891

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 7 - 1992
CODE ENFORCEMENT DIV.

Dated: Oct. 7, 1992.

Signature of Appellant Alfredo T. Bonpin

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

October 7, 1992

Abatement Appeals Board
1390 Market Street, Suite 260
San Francisco, Ca., 94102

Re: 787 Cayuga Avenue
Parcel No. 3149/34

Dear Sirs:

We recently received a Notice of Noncompliance from the office of theBureau of Building Inspection, Code Enforcement Division.

With all due respect, the reason why we have not taken proper action on this case is because we have a pending application for a building permit and are awaiting for the issuance of a building permit for the conversion of the unit in question to a storage room. Our application was filed way back May 6, 1992.

Recent inquiry made with the Bureau of Building Inspection revealed that our application is under process. A copy of the Bureau's computer print-out is hereto attached for your reference and proper guidance.

In view hereof, we hereby respectfully appeal from the Notice of Non-compliance issued by the Bureau of Building Inspection on September 30, 1992 for reason stated above.

Thank you for your kind attention to this matter.

Very truly yours,

Alfredo & Aparacion Bonpin
Owners

By:
Alfredo T. Bonpin

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 7 - 1992
CODE ENFORCEMENT DIV.

09 - APPLICATION PLAN CHECK HISTORY QUERY 09/30/92 08:4

PPL#: 9209225 REV#: FORM: 3 FILED: 06/08/92 DISPOSITION:
ADDR1: 787 CAYUGA AV UNIT: 0000 SER/PAR: S
DESC CODE:
ROOMS AT BASEMENT LEVEL TO BE CONNECTED TO STORAGE UNITS RMS
NOTIFY: PHONE: WC EXP: OB/Y
EST COST: 3,000 REV COST: CITY-INSTIG:
REVISION DATA: LAST REV#: DATE RECEIVED: REQUESTED BY:
SENT BY: COMMENTS:

| TATION | SUB/ INIT | PLAN SET# | LOG TO | LOG IN | START WORK | IN HOLD | OUT HOLD | LOG OUT | COMM CODE |
|---|---|---|---|---|---|---|---|---|---|
| NT-PC | | 2 | 06/08/92 | 06/08/92 | 06/08/92 | | | 06/08/92 | |
| P-ZOC | JJB | 2 | 06/08/92 | 06/08/92 | 06/10/92 | 06/10/92 | | 08/05/92 | |
| | | | COMMENT: APPD PER PLANS, APPLICATION, NSR#F165150 7.31.92 | | | | | | |
| AHI | ML | 2 | 08/05/92 | 08/10/92 | 08/10/92 | | | 08/10/92 | |
| | | | COMMENT: CASE HANDLED BY CED. | | | | | | |
| CD | 36 | 2 | 08/10/92 | 09/29/92 | 09/29/92 | | | 09/29/92 | |
| FB | | 2 | 09/29/92 | | | | | | |

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 7 - 1992
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Juliana & Lupe Sanchez Tr
c/o Juliana & Lupe Sanchez
4652 California St.
San Francisco, CA 94118

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complai- Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1923-25 Fillmore St.
BLOCK 0659 LOT 002
APPEAL NO. 3324 S-NC-DEQ 002
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/13/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Juliana Sanchez — Appellant

Appeal Number 3324

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1923-5 Fillmore St San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

2 weeks for tenant to take out the Garbage cans from alley way.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1942 Columbus Ave
San Francisco, CA 94118
Telephone Number: _____

Dated: Oct 13, 1992.

Signature of Appellant Juliana Sanchez

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 13 1992
2
CODE ENFORCEMENT DIV.

(32)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Meredith Patricia
109 Minna Street, #301
San Francisco, CA 94105

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complain Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3677-79 18th St.
BLOCK 3587 LOT 048
APPEAL NO. 3325 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/9/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

PATRICIA MEREDITH
Appellant

Appeal Number 3325

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3677 - 79 18TH STREET, San Francisco. They contain 4 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
NOTICE OF NON-COMPLEANCE - (FAILURE TO REMOVE ILLEGAL DWELLING UNIT.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)
THE PERMIT APPLICATION HAS BEEN LOST SOME-WHERE BETWEEN THE PLANNING DEPARTMENT AND THE D.P.W. AND I AM NOT ALLOWED TO PROCEED WITHOUT IT.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:
109 MINNA STREET, SUITE 301
SAN FRANCISCO CA 94105
Telephone Number: (415) 282-6027

Dated: 11/9/, 1992

Signature of Appellant Patricia Meredith

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

## NOTICE OF ~~xxxx~~/FTB HEARING

Appellant's Name & Mailing Address:

Donald J. Lawson

1520 Shrader Street
San Francisco, CA 94117

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complain Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3233-37 Sacramento St.

BLOCK 1022 LOT 023

APPEAL NO. 3326 S-NC-DEQ DC-2

INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/12/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

DONALD J. LAWSON — Appeal Number 3326
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3233 SACRAMENTO ST San Francisco. They contain 0 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I have filed a permit application as requested by the city in order to obtain a certificate for work done under permit by the master lease holder. No new work or construction is contemplated the scope of the permit being documentation of legal use.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) I wish that the certificate of completion be issued and the use documented.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above ____.

(5) The official address of the undersigned is:
1520 SHRADER ST
SAN FRANCISCO, CA 94117
Telephone Number: 415 664 4222

Dated: November 9, 1992.

Signature of Appellant Donald J. Lawson

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Elizabeth T. Wilson
c/o Madeline T de Antonio
P. O. Box 260191
Encino, CA 91426

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 614-616 Natoma St.

BLOCK 3727 LOT 044

APPEAL NO. 3327 S-NC-DEQ BW

INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/12/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's agent.

cc: Madeline T. de Antonio
P. O. Box 260191
Encino, CA 91426-0191

PCD 215 (Rev. 9/87)

92-228

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Elizabeth T. Wilson (deceased)
by Madeline T. DeAntonio, Administrator
of Estate of Elizabeth T. Wilson (in probate) Appeal Number 3327
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 614-616 Natoma Street San Francisco. They contain 4 dwelling units and -0- rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I am appealing a Notice of Noncompliance, 92-228, BW, which I received on 11/4/92 for this building which was damaged during the Loma Prieta earthquake and redtagged. Emergency shoring and boarding up has changed its status to "red secured." Public safety is further ensured by constant monitoring to prevent unauthorized entry.

I have just sold this building considerably below the probate referee's original appraisal to facilitate compliance. The new owner, a general contractor in San Francisco, will take care of all the problems and fully comply once he takes possession of the property.

Prior to this sale, I initiated compliance with city-approved plans designed by a structural engineer to reinforce the foundation; my permit is current and active. I have not started work as this action would oppose that of the new owner who, according (con't below)

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

I need relief to allow time for the Probate Court confirmation of this sale, the close of escrow, and the transfer to the new owner. The sale of this property which is being handled by Pacific Union Commercial Brokerage entered escrow today, 11/6/92. I will need at least 6 months from the date of the hearing of this appeal to bring the structure into compliance and to facilitate a transfer of ownership that will improve housing in San Francisco.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(5) The official address of the undersigned is:
P.O. Box 260191, Encino, CA 91426-0191

Telephone Number: and FAX number: 818/789-3187

Dated: November 6, 1992.

Signature of Appellant Madeline T. DeAntonio

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(2) continued
to the realtor, plans to demolish the structure and build live/work units with off-street parking.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Ramanlal V. Patel
44 Mouton Street
San Francisco, CA 94123

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1940 Lombard St.
BLOCK 0493 LOT 007
APPEAL NO. 3328 S-NC-DEQ DC
INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/16/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

1940 LOMBARD-ST
S.F-CA 94123
R.V.PATEL
Appellant

Appeal Number 3328

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1940 LOMBARD-ST S.F- CA 94123 San Francisco. They contain 38 dwelling units and 37 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Need More Time
I Have given To Architect To DRAW Permenol work with code Then we will get The Permits To Start WORK

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner ~~Lessee~~, (state which) of the premises described in Paragraph (2) above.

(5) The official address of the undersigned is:
1940 LOMBARD ST SF. CA 94123
Telephone Number: 415-775-5116

Dated: 11-16-92, 1992.

Signature of Appellant RVPatel

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~xxxx~~/FTB HEARING

Appellant's Name & Mailing Address:

Chan Andrew Cheung-Kwai
763 10th Avenue
San Francisco, CA 94118

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complain Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 38-40 Pueblo Street
BLOCK 6320 LOT 007
APPEAL NO. 3329 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/1/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

ANDREW CHAN
Appellant

Appeal Number 3329

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 38-40 Pueblo Street San Francisco. They contain 2 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

_____

_____

Telephone Number: 415-362-8362

Dated: 11/18, 1992.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(42)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~xxxx~~/FTB HEARING

Appellant's Name & Mailing Address:

Jerry Shluker & Murray LeClair
664 Palm Avenue
Los Altos, cA 94022

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
APPEAL NO. 3330 S-NC-DEQ DI
INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/30/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

MURRAY LECLAIR
JERRY SHLUKER
Appellant

Appeal Number 3330

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 153-155 CHERRY ST San Francisco. They contain 3 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) Because of a misunderstanding with the Building Dept, the appeal board has given us till Feb 22, 1993 to comply with the Order of abatement. The building inspection dept wants to notify the Franchise Tax Board immediately and prevent us from claiming tax deductions.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) We are meeting the conditions of the appeals and want the building inspection dept to delay notification until after Feb 22, 1993

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
1164 Valencia Ave
Los Altos, CA 94022
Telephone Number: (415) 941-1083

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 29 1992
CODE ENFORCEMENT DIV.

Dated: 10/27, 1992.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

This appeal is late because of on going discussions with Mr Langer of the Code Enforcement Division

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: LeClair M. Shluker
c/o Jerry Shluker
Address: 664 Palm Avenue
Los Altos, CA 94022

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
HEARING DATE July 22, 1992
APPEAL NUMBER 6449
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that the Appellant is given thirty (30) days to obtain a building permit and to complete all required work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by February 22, 1993.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: August 3, 1992

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT
- ☐ PRESENT

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Blvd.
BLOCK 5402 LOT 063
HEARING DATE January 27, 1993
APPEAL NUMBER 3322
CHIEF INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the owner. The next hearing will be on Wednesday, February 24, 1993 at 1:30 P.M., Room 282, City Hall.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

OPERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Guido Giosso

227 Concord Street

San Francisco, CA 94112

Date: January 6, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1025 Bayshore Bl

BLOCK 5402 LOT 063

APPEAL NO. 3322 S-NC-DEQ DC

Chief INSPECTOR Laurence M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 5, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

up

CD 215 (Rev. 9/87)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St. Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Guido Grosso
Appellant

Appeal Number 3322

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1025 Bayshore Blvd. San Francisco. They contain One dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
We will abate the nuisance by complying with the Bureau of Building Inspection

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
227 Concord St. S.F. 94112

Telephone Number: 415- ~~345~~ 333-2495

Dated: Sept 30, 19 92

Signature of Appellant Guido Grosso

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742. Room 260

(48)

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24/93

Dept. of Public Works

# CITY AND COUNTY OF SAN FRANCISCO
# ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
## MINUTES OF HEARING NO. 361
## FEBRUARY 24, 1993
## Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.
MAR 11 1993
SAN FRANCISCO
PUBLIC LIBRARY

**BOARD MEMBERS PRESENT**

William M. Abend, President
Kenneth Bohegian

**CITY STAFF PERSONNEL**

Neil G. Rains, AIA - Acting Secretary of AAB
Laurence M. Kornfield - Chief Bldg. Inspector
David Lindsey - City Planning

There was no quorum of the Board. The following cases will be rescheduled for hearing on March 24, 1993:

| | AAB Number | Property Address |
|---|---|---|
| 1. | 6476 | 378 Arleta Avenue |
| 2. | 6477 | 501 Broadway |
| 3. | 6478 | 53 Ledyard Street |
| 4. | 6479 | 1400 Washington Street |

**FTB Cases**

| | | |
|---|---|---|
| 5. | 3323 | 787 Cayuga Avenue |
| 6. | 3324 | 1923-25 Fillmore Street |
| 7. | 3325 | 3677-79 18th Street |
| 8. | 3326 | 3233-37 Sacramento Street |
| 9. | 3327 | 614-616 Natoma Street |
| 10. | 3328 | 1940 Lombard Street |
| 11. | 3329 | 38-40 Pueblo Street |
| 12. | 3330 | 153-155 Chenery Street |
| 13. | 3322 | 1025 Bayshore Bl. |

**Request for Rehearing:**

| | | |
|---|---|---|
| 14. | 3314 | 1715 Broadway |

Neil G. Rains, AIA
Acting Secretary
Abatement Appeals Board

LK:ml
cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Public Library, c/o Jerry Roth
CED Record Clerk
Board of Permit Appeals, City Hall, Rom. 159A
SF Fire Department
SF Public Health Dep't., Rm. 217

Dept. of Public Works
DOCUMENTS DEPT.
MAR 15 1993
SAN FRANCISCO
PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 362
MARCH 24, 1993
Room 282, City Hall at 1:30 P.M.

ABATEMENT APPEALS BOARD MEMBERS

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

CITY STAFF PERSONNEL

Neil G. Rains, Acting Secretary of AAB
L. M. Kornfield, Chief Bldg. Insp. CED
Mary Gallagher, City Planning

| Item No. | Page No. | Case No. | Property Address |
|---|---|---|---|
| **ABATEMENT APPEALS:** | | | |
| 1. | 1 - 12 | 6476 | 378 Arleta Avenue<br>Harold Sallach |
| 2. | 13 - 19 | 6477 | 501 Broadway<br>Helen Ferrari Rev Interv Tr<br>c/o Madlyn Risetto<br>Represented by John G. Lyons |
| 3. | 20 - 23 | 6478 | 53 Ledyard Street<br>Carmen L. Chiong |
| 4. | 24 - 30 | 6479 | 1400 Washington Street<br>1400 Washington St. Assn.<br>c/o Christopher Lane |
| **FRANCHISE TAX BOARD HEARINGS:** | | | |
| 5. | 31 - 35 | 3323 | 787 Cayuga Avenue<br>Alfredo T & Aparacion Bonpin |
| 6. | 36 - 38 | 3324 | 1923-25 Fillmore Street<br>Juliana & Lupe Sanchez |
| 7. | 39 - 41 | 3325 | 3677-79 18th Street<br>Meredith Patricia |
| 8. | 42 - 44 | 3326 | 3233-37 Sacramento St.<br>Donald Lawson |
| 9. | 45 - 47 | 3327 | 614-616 Natoma Street<br>Elizabeth T. Wilson<br>c/o Madeline T. de Antonio |
| 10. | 48 - 50 | 3328 | 1940 Lombard Street<br>Ramanlal V. Patel |

FRANCHISE TAX BOARD HEARINGS:

| | | | |
|---|---|---|---|
| 11. | 51 - 53 | 3329 | 38-40 Pueblo Street<br>Chan Andrew Cheung-Kwai |
| 12. | 54 - 57 | 3330 | 153-155 Chenery Street<br>Jerry Shluker & Murray LeClair |

FRANCHISE TAX BOARD CONTINUED HEARINGS:

| | | | |
|---|---|---|---|
| 13. | 58 - 61 | 3322 | 1025 Bayshore Blvd.<br>Guido Giosso |

FRANCHISE TAX BOARD REHEARING

| | | | |
|---|---|---|---|
| 14. | 62 - 65 | 3312 | 832-836 Vallejo Street<br>Marshall Mok Nursery Inc.<br>c/o Arnold Chin |

REQUEST FOR REHEARING

| | | | |
|---|---|---|---|
| 15. | 66 - 70(F) | 3314 | 1715 Broadway<br>LRJ Corporation<br>c/o Andy Forrest |

E-n-d.

/ml

cc: AAB Members
Assistant Superintendent, HID
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
Superintendent, BBI
Public Library, c/o Jerry Roth
CED Record Clerk
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 159A
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy at City Hall

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Harold Sallach
Address 378 Arleta Av.
San Francisco, CA 94134

PROPERTY ADDRESS 378 Arleta Av.
BLOCK 6233 LOT 056
HEARING DATE March 24, 1993
APPEAL NUMBER 6476
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF AAB/~~XXB~~ HEARING

ppellant's Name & Mailing Address:

Harold Sallach
378 Arleta Avenue
San Francisco, cA 94134

Date: February 3, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 378 Arleta Avenue
BLOCK 6233 LOT 056
APPEAL NO. 6476 S-NC-DEQ BW1
INSPECTOR Derrill Langer

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/10/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

(2)

Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Harold Sallach
Appellant

Appeal Number 6476

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 11/4/94, 19____

(2) The affected premises are located at 378 Arleta St San Francisco. They contain ____dwelling units and ____rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please see attached request for Life Time Moratorium

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(5) The undersigned is the (owner)/agent, (state which) of the premises described in ~~Paragraph~~ (2) above____.

(6) The official address of the undersigned is:
378 Arleta Ave
SF CA 94134
Telephone Number: 468-6591

Dated: 12/10, 19 94.

Signature of Appellant Harold Sallach

(3)

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

ty and County of San Francisco

Department of Public Works

Office of the Director

ADDRESS: 378 ARLETA AVENUE

BLOCK: 6233 LOT: 56
SEQ.: 01 CASE: BW1

OWNER'S NAME:
SALLACH, HAROLD

SALLACH, HAROLD
378 ARLETA AVENUE
SAN FRANCISCO, CA 94134

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 160,888

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 4, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 159,740. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING AND OTHER CITY AGENCY REQUIREMENTS.
2. 30 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 2, 1992.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 4, 1992

(4)

Department of Public Works

# DECLARATION OF INTENTION TO APPEAL TO BOARD OF PERMIT APPEALS - CITY HALL, ROOM 154A

Date: 12 10 92 Application: 9217131

Address of subject property: 378 Arleta Ave. 94134

*To Department of Public Works:* Housing Inspection Division Yes ☐ No ☐

**1. DISAPPROVAL**

I hereby declare my intention to appeal the disapproval of the following Bureau/Department: Dept. of Public Works

This disapproval was given for the following reason: Building was on properity l. next to sidewalk. Grade line wasn't satisfactory in the plans. Failure of due process. Replacing roof on Garage.

Code/Section:

**2. STIPULATIONS/CONDITIONS**

I hereby declare my intention to appeal the stipulations/conditions by the following Bureau/Department: Dept. of Public Works

The stipulations/conditions are as follows: Garage was originally built before with approved permit. My building isn't the only one on block that Goes up to the properity line. Am seeking a lifetime Maintenance.

**3. PENALTY**

I hereby delare my intention to appeal the imposition of a penalty or investigation fee on my permit application for the following reason: Am seeking a lifetime. Maint

Regular Fee(s): $

Penalty Fee(s): $

Total Fee(s): $

Optional Declaration: The work stated as being done without permit was completed:

☐ Prior to Jan. 1, 1960 ☐ From 1960 to present.

I have attached the following documents in support of the above declaration:

(Building Permit Application - both sides must be attached.)

(5)

I HEREBY AGREE TO COMPLY WITH ALL OTHER STIPULATIONS AND CONDITIONS AS INDICATED UPON ISSUANCE OF MY PERMIT

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

November 23, 1992

Harold Sallach
378 Arleta Avenue
San Francisco, CA 94134

Dear Mr. Sallach:

RE: **378 ARLETA AVENUE**
**BLOCK: 6233; LOT: 56**
**ZONING DISTRICT: RH-1 (HOUSE, ONE-FAMILY)**
**FILE NUMBER: 9000545/C**
**SUPERIOR COURT CASE NUMBER: 799-477,**
**INJUNCTION AND INTERLOCUTORY JUDGEMENT,**
**ENTERED: DECEMBER 8, 1982**
**BUILDING PERMIT APPLICATION NUMBER: 8706448, FILED: MAY 14, 1987,**
**ISSUED: JULY 2, 1987, COMPLETED: FEBRUARY 10, 1988**
**BUILDING PERMIT APPLICATION NUMBER: 9107767, FILED: MAY 6, 1991,**
**DISAPPROVED: OCTOBER 3, 1991, CANCELLED: JANUARY 17, 1992**
**BUILDING PERMIT APPLICATION NUMBER: 9217131,**
**FILED: SEPTEMBER 28, 1992, DISAPPROVED: NOVEMBER 23, 1992**
**CODE ABATEMENT REFERRAL**

Please be advised that this Department has referred the matter to the Office of the City Attorney for review and code abatement action.

Building Permit Application Number 9107767 (filed: May 6, 1991), to establish legal use of a roof enclosure in the Planning Code required front setback, was disapproved by this Department by letter of October 3, 1991. The disapproval was not appealled and Application Number 9107767 was cancelled by the Bureau of Building Inspection on January 17, 1992.

Building Permit Application Number 9217131, was filed on September 28, 1992, with exactly the same plans filed under the previous application. This Application is being disapproved under this letter, with reference to the letter disapproving Application Number 9107767.

You are therefore required to file a new building permit application with plans to identify removal of the existing roof enclosure.

(6)

If you have substantial reason to believe that there was error in interpretation of the provisions of the Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Permit Appeals (Room 154-A, City Hall, Telephone: 554-6720) within fifteen (15) days of the date of this letter. In the case of a building permit application, you may file within fifteen (15) days of the denial of said permit by the Central Permit Bureau.

If you have any questions, please telephone Barry Pearl of our Violation Abatement Unit at 558-6359.

Very truly yours,

**Robert W. Passmore**
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP:BP:bnp/378ARLEA.BNP

cc: David Smith Fox, Deputy City Attorney
Code Enforcement Division
Office of the City Attorney
1390 Market Street, Room 250

Lawrence Kornfield, Chief Inspector
Code Enforcement Division
Bureau of Building Inspection
1390 Market Street, Room 260

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

September 4, 1992

Harold Sallach
378 Arleta Avenue
San Francisco, CA 94134

Dear Mr. Sallach:

RE: **378 (372) ARLETA AVENUE**
**BLOCK: 6233; LOT: 56**
**ZONING DISTRICT: RH-1 (HOUSE, ONE-FAMILY)**
**FILE NUMBER: 9000545/C**
**SUPERIOR COURT CASE NUMBER: 799-477,**
**INJUNCTION AND INTERLOCUTORY JUDGEMENT,**
**ENTERED: DECEMBER 8, 1982**
**BUILDING PERMIT APPLICATION NUMBER: 8706448, FILED: MAY 14, 1987,**
**ISSUED: JULY 2, 1987, COMPLETED: FEBRUARY 10, 1988**
**BUILDING PERMIT APPLICATION NUMBER: 9107767, FILED: MAY 6, 1991,**
**DISAPPROVED: OCTOBER 3, 1991, CANCELLED: JANUARY 17, 1992**
**BUILDING PERMIT APPLICATION NUMBER: 9207709, FILED: MAY 15, 1992**
**DISAPPROVAL OF BUILDING PERMIT APPLICATION**

Please be advised that the Department of City Planning must disapprove the referenced Building Permit Application, for failure to alter plans to identify removal of a roof enclosure constructed without benefit of permit in the City Planning Code required front set-back. The plans filed with this Application are the same as those filed with Application Number 9107767, which was disapproved by letter October 3, 1991 (copy attached as Exhibit A). In addition, Application Number 9207709 was filed under 372 Arleta Avenue, which is not the official recognized address for Assessor's Block 6233, Lot Number 56.

The City Planning Code Sections cited in the October 3, 1991 letter, and the issues addressed also apply to the disapproval of Application Number 9207709.

Therefore, you are required to file a new building permit application, with a complete plot plan and front and side elevations, which identifies removal of the roof enclosure constructed without benefit of permit. Failure to file the necessary application and plans within thirty (30) days of the date of this letter will prompt this Department to refer the property to the Code Enforcement Division of the Office of the City Attorney for review and code abatement action.

If you have substantial reason to believe that there was error in interpretation of the provisions of the Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Permit Appeals (Room 154-A, City Hall, Telephone: 554-6720) within fifteen (15) days of the date of this letter. In the case of a building permit application, you may file within fifteen (15) days of the denial of said permit by the Central Permit Bureau.

(8)

If you have any questions, please telephone Barry Pearl of our Violation Abatement Unit at 558-6359.

Very truly yours,

Robert W. Passmore AJVB

**Robert W. Passmore**
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP:BP:bnp:378ARLTA.BNP
Attachment

cc: David Smith Fox, Deputy City Attorney
Code Enforcement Division
Office of the City Attorney
1390 Market Street, Room 250

Lawrence Kornfield, Chief Inspector
Code Enforcement Division
Bureau of Building Inspection
1390 Market Street, Room 260

City and County of San Francisco
Department of City Planning

450 McAllister Street
San Francisco, CA 94102

ADMINISTRATION
415 558-6414
CITY PLANNING COMMISSION
415 558-6414
PLANS AND PROGRAMS
415 558-6264
IMPLEMENTATION / ZONING
415 558-6377

October 3, 1991

Harold Sallach
378 Arleta Avenue
San Francisco, CA 94134

Dear Mr. Sallach:

RE: 378 ARLETA AVENUE
BLOCK: 6233; LOT: 56
ZONING DISTRICT: RH-1 (HOUSE, ONE-FAMILY)
FILE NUMBER: 9000545/C
SUPERIOR COURT CASE NUMBER: 799-477,
INJUNCTION AND INTERLOCUTORY JUDGEMENT, ENTERED: DECEMBER 8, 1982
BUILDING PERMIT APPLICATION NUMBER: 8706448, FILED: MAY 14, 1987,
ISSUED: JULY 2, 1987, COMPLETED: FEBRUARY 10, 1988
BUILDING PERMIT APPLICATION NUMBER: 9107767, FILED: MAY 6, 1991
DISAPPROVAL OF BUILDING PERMIT APPLICATION

Please be advised that the Department of City Planning must disapprove the referenced Building Permit Application, for failure to alter plans to identify removal of a roof enclosure constructed without benefit of permit in the City Planning Code required front set-back. Such use of the property violates Sections 132(f) (FRONT SETBACK AREAS, RH AND RM DISTRICTS. Permitted Obstructions.), 136(c)(1)(A) (OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED SETBACKS, YARDS AND USABLE OPEN SPACE.), 174(c) (COMPLIANCE WITH CONDITIONS, STIPULATIONS AND SPECIAL RESTRICTIONS REQUIRED.), and 175(b) (APPROVAL OF PERMITS.)

PROPERTY DESCRIPTION/ZONING HISTORY

The referenced property is on the northeast side of Arleta Avenue, 100 feet east of Elliot Street. The property, a rectangular lot of 5,000 square feet (formerly lots 19 and 20) was zoned First Residential from 1921 to 1960; R-1 (One-Family Residential) from 1960 to 1978; and RH-1 (House, One-Family) from 1978 to the present.

STATEMENT OF THE CASE

Building Permit Application Number 9107767 proposes "to get a permit for construction of a porch as is." The plans filed with Application Number 9107767 identify construction of a roof with skylights above the City Planning Code required front setback. The roof enclosure, constructed without benefit of permit, is in violation of previously approved plans filed under Building Permit Application Numbers 8510976 and 8706448.

-old Sallach
3 ARLETA AVENUE
SAPPROVAL OF BUILDING PERMIT APPLICATION

Specifically, plans filed under Building Permit Application Number 8510976 iled: October 2, 1985, issued: January 27, 1986, "to repair fire damage") re approved on condition that the area between the front retaining wall and ne one story garage structure remain "open and unobstructed." The required ront set-back of the referenced property is 7 feet, based upon the average ront setback of the adjacent properties (four feet and ten feet, espectively) (Section 132(a) (FRONT SETBACK AREAS, RH AND RM DISTRICTS. Basic equirement.). Plans filed with Application Number 9107767 incorrectly dentify the front building wall of the adjacent property to the west at the ront property line (no setback) and the front building wall of the adjacent roperty to the east setback six (6) feet from the front property line.

You previously constructed a roof above the front setback area (also without benefit of permit) that you were required to remove by former Commissioner Bouliane under Superior Court Case Number 799-477.

Plans filed with Application Number 9107767 identify construction of a roof enclosing the front setback area. Section 132(f) of the City Planning Code permits only those obstructions in the required front set-back which are specified in Section 136. Section 136(c)(1)(A) permits "overhead horizontal projections of a purely architectural or decorative character such as cornices, eaves, sills and belt courses, ..." not more than three feet into the front set-back requirement of the City Planning Code. The existing roof construction exceeds this requirement by four feet and does not qualify as a purely architectural or decorative feature.

Therefore you are required to file a new building permit application, with a complete plot plan and front and side elevations, which identifies removal of the roof enclosure constructed without benefit of permit. Failure to file the necessary application and plans within thirty (30) days of the date of this letter will prompt this Department to refer the property to the Code Enforcement Division of the Office of the City Attorney for review and code abatement action.

If you have substantial reason to believe that there was error in interpretation of the provisions of the Code, or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Permit Appeals (Room 154-A, City Hall, Telephone: 554-6720) within fifteen (15) days of the date of this letter. In the case of a building permit application, you may file within fifteen (15) days of the denial of said permit by the Central Permit Bureau.

If you have any questions, please telephone Barry Pearl of the Violation Abatement Section at 558-6359.

Very truly yours,

Robert W. Passmore
Assistant Director of
Planning - Implementation
(Zoning Administrator)

RWP:BP:bnp/1133

cc: David Smith Fox, Deputy City Attorney
Code Enforcement Division
Office of the City Attorney
1390 Market Street, Room 250

G. Tsang, District Inspector
Building Inspection Division
Bureau of Building Inspection

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant: Helen Ferrari Rev. Interv Tr
Address: c/o Frank E Clohan
550 Hamilton Av., #220
Palo Alto, CA 94301

PROPERTY ADDRESS: 501 Broadway
BLOCK: 0162 LOT: 001
HEARING DATE: March 24, 1993
APPEAL NUMBER: 6477
INSPECTOR: Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on

March 24, 1993.

cc: Madlyn Rissetto
c/o John G. Lyons
220 Bush St., Ste 1418
San Francisco, cA 94104

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

## NOTICE OF AAB/~~FBB~~ HEARING

Appellant's Name & Mailing Address:

Helen Ferrari Rev Interv Tr
c/o Frank E Clohan
550 Hamilton Av., #220
Palo Alto, CA 94301

Date: February 3, 1993

Nature of Appeal:

[X] Director's Order
[ ] Franchise Tax Board Notic
[ ] Superintendent's Complain
Waived Hearing
[ ] Other _____

PROPERTY ADDRESS 501 Broadway

BLOCK 0162 LOT 001

APPEAL NO. 6477 S-NC-DEQ DKO

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/18/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's agent.

cc: Madlyn Rissetto
c/o John G. Lyons
220 Bush Street, Ste 1418, San Francisco CA 94104

PCD 215 (Rev. 9/87)

1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MADLYN RISSETTO
Appellant

Appeal Number 6477

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on November 18, 19 92

(2) The affected premises are located at 501-513 Broadway San Francisco. They contain 5 dwelling units and 23 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(SEE STATEMENT ATTACHED)

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(SEE STATEMENT ATTACHED)

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above agent.

(6) The official address of the undersigned is:
220 Bush Street, Suite 1418
San Francisco, CA 94104
Telephone Number: (415) 392-1423

Dated: December 18, ,19 92. MADLYN RISSETTO

Signature of Appellant John G. Lyons
By: JOHN G. LYONS, her attorney-at-law

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(15)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 11/18/92
PROPERTY ADDRESS:
501 BROADWAY
BLOCK: 0162 LOT: 001
SE2: 01 CASE: DK0

HELEN FERRARI REV INTERV TR
% FRANK E CLOHAN
550 HAMILTON AV #220
PALO ALTO CA

94301

OWNER'S NAME:
RISSETTO MADLYN 3/4

INSPECTOR: _____

DISTRICT: 38A CT: 106

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 161014

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 11/18/92 in accordance with the DPW HEARING ORDER NO. 159988.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 12/15/92

Very Truly Yours,

John E. Cribbs
Director of Public Works

Owner
File (2)
BID (5) (1 Signed)

Approved: 11/18/92



(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

38A-P20-P20-001

4- 5p 7m. — BCB (L DARYL

STATEMENT IN ANSWER TO CLAUSE (3)

THE NATURE OF THE ACTION APPEALED FROM, TOGETHER WITH MATERIAL FACTS RELATING THERETO

On November 18, 1992, the Director of Public Works issued his Order of Abatement under Section 203-203R of the Building Code (Order No. 161014).

The Order directs that the building in question be brought into conformance with the San Francisco Building Code. The violation of the Code concerns self-closing doors as shown in the report of the Bureau of Building Inspection dated August 17, 1989. A copy of that report is attached hereto as Attachment 1.

STATEMENT IN ANSWER TO CLAUSE (4)

THE RELIEF NEEDED AND REASONS WHY OWNER CLAIMS THE APPEALED ACTION SHOULD BE MODIFIED OR REVERSED BY THE ABATEMENT APPEALS BOARD

Owner requests that the Abatement Appeals Board modify the Order of the Director and provide that work on repair of violations commence within one hundred and fifty days and be completed within eighteen months.

Owner requests that the Abatement Appeals Board make the finding that the existing violations do not constitute a public nuisance. In support of this request the owner states:

FIRST: The building is unoccupied. Because parapet work heretofore required has been completed, the building does not present any substantial hazard to the life, health, or safety of any person.

SECONDLY: In response to an earlier Order of the Director of Public Works, namely, Order No. 157634 dated September 20, 1991, and the decision of the Abatement Appeals Board dated April 6, 1992 in Appeal No. 6432, the owner has obtained a building permit for seismic work on the property. The owner has entered into a contract for seismic work, and that work will begin before January 22, 1993 in accordance with the extension of time granted to comply with the decision of the Abatement Appeals Board.

The self-closing doors which are the subject of the present proceeding will be installed in upper floors of the building. The owner will not be able to do required work on upper floors of the building until after the seismic work is performed and the owner is able to obtain additional funds for the work on upper floors.

The present absence of self-closing doors is not a public nuisance because the premises are vacant and cannot be occupied until an additional permit is obtained for needed work and that work on upper floors of the building is performed.

The owner is making a considerable financial outlay for needed seismic work in hopes the completion of that work will enable the owner to obtain funds to make further repairs to the building.

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

Date: 8-17-89

Madalyn Rissetto
C/o Rissetto Co.
1855 Alemany Bl
S.F. Ca 94112

Address: 501-13 Broadway
Block: 162 Lot: 1 Seq.: 01

RE: SPRINKLER ORDINANCE 319-86

Your building is:

1. ☐ EXEMPT: Because:
   - A. ☐ Hotel has secured and controlled entry into the building;
   - B. ☐ No public areas in this building per ordinance definition;
2. ☐ IN COMPLIANCE: This building is already in full compliance with this ordinance.
3. ☒ NOT IN COMPLIANCE: As checked below:
   - A. ☐ Sprinklers required in this building;
   - B. ☒ Self-closing doors required between hotel guest rooms and corridors;
   - C. ☒ Self-closing doors required between community kitchen(s) and corridors;
   - D. ☒ Self-closing doors required between community bathing and toilet facilities and corridors.

PERMITS REQUIRED AS FOLLOWS:

1. Plumbing permits for the installation of all sprinkler heads or miscellaneous plumbing items;
2. For 6 heads or less, only a plumbing permit will be required;
3. For 7 heads or more, a building permit and plans will be required;
4. Electrical permits will be needed for the installation or alteration of alarms and plan flow switches.

COMPLIANCE TIME LIMITS

Any items checked on this report that indicate compliance is required will become a violation as of August 9, 1989.

The District Building Inspector will handle all inquiries regarding the installation of systems requiring more than 6 heads. They may be contacted at 558-6096.

Questions regarding this letter should be directed to the Housing Inspector name below.

Very truly yours,

L. L. Litchfield, PE, Superintendent

By: D. Cogne
Housing Inspector

558-6185
Phone

SkOrd 6/89

(415) 558-6220

450 McAllister Street (19)

San Francisco 94102

ATTACHMENT 1

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Carmen L. Chiong
Address 53 Ledyard St.
San Francisco, CA 94124

PROPERTY ADDRESS 53 Ledyard St.
BLOCK 5395 LOT 042
HEARING DATE March 24, 1993
APPEAL NUMBER 6478
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on

March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/~~BBB~~ HEARING

Appellant's Name & Mailing Address:

Carmen L Chiong
53 Ledyard Street
San Francisco, CA 94124

Date: February 3, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 53 Ledyard Street
BLOCK 5395 LOT 42
APPEAL NO. 6478 S-NC-DEQ DCO
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/28/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Carmen L. Chiong
Appellant

Appeal Number # 6478

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on October 28, 1992

(2) The affected premises are located at 53 Ledyard St. San Francisco. They contain 2 dwelling units and —— rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I'm appealing the Director of Public Works' 30-day order to comply with balance of the work listed in the order of abatement.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

I'm seeking an extension of the deadline for appeal for the purpose of preparing the required documents.

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(6) The official address of the undersigned is:
53 Ledyard St.
San Francisco, CA 94124
Telephone Number: (415) 468-8943

Dated: December 26, 1992.

Signature of Appellant Carmen Chiong

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

ADDRESS: 53 LEDYARD STREET

BLOCK: 5395 LOT: 42
SEQ.: 01 CASE: DCO

OWNER'S NAME:
CHIONG CARMON L.

CHIONG CARMEN L.
53 LEDYARD STREET
SAN FRANCISCO, CA 94124

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 160,854

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON OCTOBER 28, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 159,997. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF NOVEMBER 24, 1992.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: OCTOBER 28, 1992

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/X/ Director's Order
/ / Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant 1400 Washington St. Ass'n.
Address 1067 Broadway
San Francisco, CA 94133

PROPERTY ADDRESS 1400 Washington St.
BLOCK 0187 LOT 007
HEARING DATE March 24, 1993
APPEAL NUMBER 6479
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on

March 24, 1993.

cc: Christopher Lane
1067 Broadway
San Francisco, CA 94133

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/~~XXX~~ HEARING

Appellant's Name & Mailing Address:

1400 Washington St. Assn
1067 Broadway
San Francisco, CA 94133

Date: February 3, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1400 Washington St.
BLOCK 0187 LOT 007
APPEAL NO. 6479 S-NC-DEQ DCO
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/22/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's agent.

cc: Christopher Lane
1067 Broadway
San Francisco, CA 94133

(25)



(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

The Appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

1400 WASHINGTON STREET ASSN. Appeal Number 6479
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on NOVEMBER 18, 1992

(2) The affected premises are located at 1400 WASHINGTON STREET San Francisco. They contain 18 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

SEE ATTACHED

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

SEE ATTACHED

(Attach an additional sheet if necessary)

(5) The undersigned is the owner/(agent), (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
1067 BROADWAY
SAN FRANCISCO CA 94133
Telephone Number: (415) 776-4500

Dated: 12/22/, 1992.

Signature of Appellant [signature] CHRIS LAINE

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-0742.

ADDRESS: 1400 WASHINGTON STREET

BLOCK: 0187 LOT: 007
SEQ.: 01 CASE: DCO

1400 WASHINGTON ST. ASSN.
1067 BROADWAY
SAN FRANCISCO, CA 94133

OWNER'S NAME:
1400 WASHINGTON ST.
ASSOCN.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,011

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON NOVEMBER 18, 1992 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 159,982. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 120 DAYS FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF DECEMBER 16, 1992.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

APPROVED: NOVEMBER 18, 1992

## ATTACHMENT TO APPEAL TO THE ABATEMENT APPEALS BOARD

3. Pursuant to a Housing Inspector's citation dated July 27, 1989, the complaint states that the two-room unit located in the Northwest unit of the building is illegal.

   3.1. In October, 1986, a building permit (application #08512663) was granted. Among other things, it legalized the pre-existing 18th unit (attached Exhibit A).

   3.2. On April 28, 1987, the owners received a Permit of Occupancy from the Director of Public Works certifying 18 legal units in the building. (Exhibit B)

   3.3. The owners had been attempting to comply with an agreement reached with Mr. Ray Fong to construct a small garage in the Northwest corner of the building. For that work, permit application #9006553 (filed April 4, 1990) is pending. For reasons that are not entirely clear, the owners were required to seek a variance for that work. In view of the complaint about the 18th unit, the Planning Department also addressed that issue. Their decision issued November 18, 1991 reaffirmed the legality of the 18th unit and permitted the owners to construct parking.

   3.4. The Plan Checking Division is reneging on a previous agreement with the owners and are now requiring additional seismic work outside the immediate area of the garage. The owners have been negotiating with them in good faith to resolve that issue and have the permit issued.

4. The Housing Inspector erred in citing 1400 Washington Street for an illegal unit, and, therefore, the ensuing complaint of the Superintendent should be canceled or withdrawn with prejudice. The evidence for this is compelling.

   4.1. Pursuant to 3.1 and 3.2 above, when the inspector issued the citation, the unit was, in fact, legal. If the inspector had done his homework, the citation would not have been issued and should now be declared void.

   4.2. Even if it were a valid complaint, the owners were primarily required to obtain a building permit which they have been diligently pursuing (see 3.2 and 3.3 above). Thus, even if there were a technical violation, it has been corrected, and any complaint should be declared abated.

   4.3. Our plans and agreement with Plan Checking call for seismic upgrading of the new garage area but not outside that area. So that the owners can proceed with our work, the owners ask that our permit be issued as originally agreed without retroactive demands that the owners undertake additional and financially punitive seismic upgrading outside the garage area.

HIBIT A

APPROVED
Dept. of Public Works
OCT 03 1986
Franklin Lew
SUPERINTENDENT
BUREAU OF BUILDING INSPECTION

APPROVED FOR ISSUANCE

BLDG FORM 3/8

APPLICATION NUMBER 8512663

OSHA APPROVAL REQ'D ☐

# APPLICATION FOR BUILDING PERMIT
## ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

NA

## CITY AND COUNTY OF SAN FRANCISCO
## DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

| DATE FILED | FILING FEE RECEIPT NO. | (1) STREET ADDRESS OF JOB | BLOCK & LOT |
|---|---|---|---|
| 6 NOV. 85 | 14 3942 | 1400 WASHINGTON | |

DEP PEE

| PERMIT NO. | ISSUED | (2A) ESTIMATED COST OF JOB | (2B) REVISED COST: |
|---|---|---|---|
| 855330 | OCT 03 1986 | ~~$50,000.00~~ | ~~$~~ 300,000 BY: DATE: |

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

### DESCRIPTION OF EXISTING BUILDING

| (4A) TYPE OF CONSTR. | (5A) NO. OF STORIES OF OCCUPANCY: | (6A) NO. OF BASEMENTS AND CELLARS: | (7A) PRESENT USE: | (8A) OCCUP. CLASS. | (9A) NO. OF DWELLING UNITS: |
|---|---|---|---|---|---|
| TYPE V | 4 | 1 | RESIDENTIAL APTS | R-1 | 17 |

### DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

| (4) TYPE OF CONSTR. | (5) NO. OF STORIES OF OCCUPANCY: | (6) NO. OF BASEMENTS AND CELLARS: | (7) PROPOSED USE: | (8) OCCUP. CLASS. | (9) NO. OF DWELLING UNITS: |
|---|---|---|---|---|---|
| TYPE V | 4 5 | 1 | RESIDENTIAL APTS | R-1 | 18 |

| (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? | (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? | (12) ELECTRICAL WORK TO BE PERFORMED? | (13) PLUMBING WORK TO BE PERFORMED? |
|---|---|---|---|
| YES ☒ NO ☐ | YES ☒ NO ☐ | YES ☒ NO ☐ | YES ☐ NO ☐ |

(14) GENERAL CONTRACTOR — ADDRESS — PHONE — CALIF. LIC. NO. — EXPIRATION DATE

(15) OWNER ~~LESSEE~~ (CROSS OUT ONE): GEO. HOFFBERG — ADDRESS: 1111 GREEN ST. S.F. — PHONE (FOR CONTACT BY BUREAU): 441-4170

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):

ADD NEW 3rd BATHS ~~IN EACH APT~~

NEW CABTS IN KITCHENS ~~IN EACH APT~~

~~2 APTS~~

ADD NEW APT IN BASEMENT (2)

## ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

| (17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? | (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT | (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? | (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA |
|---|---|---|---|
| YES ☐ NO ☒ | FT. | YES ☐ NO ☒ | SQ. FT. |

| (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? | (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? | (23) ANY OTHER EXISTING BLDG. ON LOT? IF YES, SHOW ON PLOT PLAN | (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? |
|---|---|---|---|
| YES ☐ NO ☒ | YES ☐ NO ☐ | YES ☐ NO ☒ | YES ☐ NO ☐ |

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) — ADDRESS — CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). — ADDRESS

### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☒ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

### APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

(29)

### NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agrees to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or certified by the insurer.
( ) IV. The cost of the work to be performed is $100 or less.
(X) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California, and I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit hereby applied for shall be deemed revoked.
(X) VI. I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has on file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workman's compensation insurance is carried.

[signature] 6 NOV. 85
Applicant's Signature — Date

-81.2M

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

Date Issued: 4/28 1987

# PERMIT OF OCCUPANCY

issued to

1400 WASHINGTON ST ASSN

authorizes the operation of an

•orms. 11-5rms. 1-4rms. Units
E TOTAL 18 of.....Rooms at 1400 WASHINGTON ST

PERMIT IS VALID FROM DATE OF ISSUANCE UNTIL REVOKED AND IS NOT SFERABLE. CHANGE OF OWNERSHIP MUST BE REPORTED IMMEDIATELY.

Jeffrey Kelly Richard L. Evans

Director of Public Works

FRAME AND POST IN PLAIN VIEW

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Alfredo T & Aparacion Bonpin
Address 2215 - 33rd Avenue
San Francisco, CA 94116

PROPERTY ADDRESS 787 Cayuga Ave.
BLOCK 3149 LOT 034
HEARING DATE March 24, 1993
APPEAL NUMBER 3323
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Mains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Alfredo T & Aparacion Bonpin
2215 - 33rd Avenue
San Francisco, CA 94116

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complai
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 787 Cayuga Ave

BLOCK 3149 LOT 034

APPEAL NO. 3323 S-NC-DEQ DC

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/7/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Alfredo & Aparacion Bonpin — Appellant

Appeal Number 3323

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 787 Cayuga Avenue, San Francisco, Ca. San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Please see attached letter dated 10/7/92.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Please see attached letter dated 10/7/92.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
2215 33rd Avenue
San Francisco, Ca., 94116
Telephone Number: (415)665-1891

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 7 - 1992
CODE ENFORCEMENT DIV.

Dated: Oct. 7, 1992.

Signature of Appellant Alfredo T. Bonpin

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(33)

October 7, 1992

Abatement Appeals Board
1390 Market Street, Suite 260
San Francisco, Ca., 94102

Re: 787 Cayuga Avenue
Parcel No. 3149/34

Dear Sirs:

We recently received a Notice of Noncompliance from the office of theBureau of Building Inspection, Code Enforcement Division.

With all due respect, the reason why we have not taken proper action on this case is because we have a pending application for a building permit and are awaiting for the issuance of a building permit for the conversion of the unit in question to a storage room. Our application was filed way back May 6, 1992.

Recent inquiry made with the Bureau of Building Inspection revealed that our application is under process. A copy of the Bureau's computer print-out is hereto attached for your reference and proper guidance.

In view hereof, we hereby respectfully appeal from the Notice of Non-compliance issued by the Bureau of Building Inspection on September 30, 1992 for reason stated above.

Thank you for your kind attention to this matter.

Very truly yours,

Alfredo & Aparacion Bonpin
Owners
By:
Alfredo T. Bonpin
Alfredo T. Bonpin

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 7 - 1992
CODE ENFORCEMENT DIV.

09 - APPLICATION PLAN CHECK HISTORY QUERY 09/30/92 08:47

PPL#: 9209225 REV#: FORM: 3 FILED: 06/08/92 DISPOSITION:

ADDR1: 787 CAYUGA AV UNIT: 0000 SER/PAR: S

DESC CODE:

ROOMS AT BASEMENT LEVEL TO BE CONNECTED TO STORAGE UNITS RMS

NOTIFY: PHONE: WC EXP: OB/Y

EST COST: 3,000 REV COST: CITY-INSTIG:

REVISION DATA: LAST REV#: DATE RECEIVED: REQUESTED BY:

SENT BY: COMMENTS:

| TATION | SUB/ INIT | PLAN SET# | LOG TO | LOG IN | START WORK | IN HOLD | OUT HOLD | LOG OUT | COMM CODE |
|---|---|---|---|---|---|---|---|---|---|
| NT-PC | | 2 | 06/08/92 | 06/08/92 | 06/08/92 | | | 06/08/92 | |
| P-CCC | JJB | 2 | 06/08/92 | 06/08/92 | 06/10/92 | 06/10/92 | | 08/05/92 | |
| | | | COMMENT: APPD PER PLANS, APPLICATION, NSR#F165150 7.31.92 | | | | | | |
| AHI | ML | 2 | 08/05/92 | 08/10/92 | 08/10/92 | | | 08/10/92 | |
| | | | COMMENT: CASE HANDLED BY CED. | | | | | | |
| CD | 36 | 2 | 08.10.92 | 09/29/92 | 09/29/92 | | | 09/29/92 | |
| B | | 2 | 09 29/92 | | | | | | |

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 7 - 1992
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Juliana & Lupe Sanchez Tr.
Address c/o Juliana & Lupe Sanchez
4652 California St.
San Francisco, CA 94118

PROPERTY ADDRESS 1923-25 Fillmore St.
BLOCK 0659 LOT 002
HEARING DATE March 24, 1993
APPEAL NUMBER 3324
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Juliana & Lupe Sanchez Tr
c/o Juliana & Lupe Sanchez
4652 California St.
San Francisco, CA 94118

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Noti
- [ ] Superintendent's Complai Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1923-25 Fillmore St.
BLOCK 0659 LOT 002
APPEAL NO. 3324 S-NC-DEQ 002
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/13/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD
# OF THE CITY AND COUNTY OF SAN FRANCISCO
# FRANCHISE TAX BOARD

Juliana Sanchez — Appellant

Appeal Number 3324

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1923-5 Fillmore St San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

2 weeks for tenant to take out the Garbage cans from alley way.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1st 4652 Cesar Chavez St
San Francisco, CA 94114
Telephone Number: _____

Dated: Oct 13, 1992.

Signature of Appellant Juliana Sanchez

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 13 1992
CODE ENFORCEMENT DIV.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Meredith Patricia
Address 109 Minna St., #301
San Francisco, cA 94105

PROPERTY ADDRESS 3677-79 18th St.
BLOCK 3587 LOT 048
HEARING DATE March 24, 1993
APPEAL NUMBER 3325
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Meredith Patricia
109 Minna Street, #301
San Francisco, CA 94105

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Not
- [ ] Superintendent's Compla Waived Hearing
- [ ] Other

PROPERTY ADDRESS 3677-79 18th St.

BLOCK 3587 LOT 048

APPEAL NO. 3325 S-NC-DEQ DI

INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/9/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

PATRICIA MEREDITH
Appellant

Appeal Number 3325

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3677 - 79 18TH STREET, San Francisco. They contain 4 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
NOTICE OF NON-COMPLIANCE - (FAILURE TO REMOVE ILLEGAL DWELLING UNIT.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
THE PERMIT APPLICATION HAS BEEN LOST SOME-WHERE BETWEEN THE PLANNING DEPARTMENT AND THE D.P.W. AND I AM NOT ALLOWED TO PROCEED WITHOUT IT.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:
109 MINNA STREET, SUITE 301
SAN FRANCISCO CA 94105
Telephone Number: (415) 282-6027

Dated: 11/9/, 19 92.

Signature of Appellant Patricia Meredith

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Donald J. Lawson
Address 1520 Shrader Street
San Francisco, cA 94117

PROPERTY ADDRESS 3233-37 Sacramento St.
BLOCK 1022 LOT 023
HEARING DATE March 24, 1993
APPEAL NUMBER 3326
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writin within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

(42)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Donald J. Lawson
1520 Shrader Street
San Francisco, CA 94117

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board No
- [ ] Superintendent's Compl Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3233-37 Sacramento

BLOCK 1022 LOT 023

APPEAL NO. 3326 S-NC-DEQ DC-2

INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/12/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*** Original Notice of Hearing was sent to Appellant.**

92.440

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

DONALD J. LAWSON
Appellant

Appeal Number 3326

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3233 SACRAMENTO ST San Francisco. They contain 0 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I have filed a permit application as requested by the city in order to obtain a certificate for work done under permit by the master lease holder. No new work or construction is contemplated the scope of the permit being documentation of legal use.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) I wish that the certificate of completion be issued and the use documented.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1520 SHRADER ST
SAN FRANCISCO, CA 94117
Telephone Number: 415 664 4222

Dated: November 9, 1992.

Signature of Appellant Donald J. Lawson

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Elizabeth T. Wilson
Address c/o Madeline T. de Antonio
P. O. Box 260191
Encino, CA 91426

PROPERTY ADDRESS 614-616 Natoma St.
BLOCK 3727 LOT 044
HEARING DATE March 24, 1993
APPEAL NUMBER 3327
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

cc: Madeline T. de Antonio
P. O. Box 260191
Encino, CA 91426

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writi within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

(45)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~xxxx~~/FTB HEARING

Appellant's Name & Mailing Address:

Elizabeth T. Wilson
c/o Madeline T de Antonio
P. O. Box 260191
Encino, CA 91426

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board No
- [ ] Superintendent's Compl Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 614-616 Natoma St.
BLOCK 3727 LOT 044
APPEAL NO. 3327 S-NC-DEQ BW
INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/12/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant and a copy was sent to Appellant's agent.

cc: Madeline T. de Antonio
P. O. Box 260191
Encino, CA 91426-0191

PCD 215 (Rev. 9/87) (46)

92-228

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD

## OF THE CITY AND COUNTY OF SAN FRANCISCO

### FRANCHISE TAX BOARD

Elizabeth T. Wilson (deceased)
by Madeline T. DeAntonio, Administrator
of Estate of Elizabeth T. Wilson (in probate) Appeal Number 3327
**Appellant**

**The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:**

**(1) The affected premises are located at** 614-616 Natoma Street San Francisco. **They contain** 4 **dwelling units and** -0- **rooming units.**

**(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)** I am appealing a Notice of Noncompliance, 92-228, BW, which I received on 11/4/92 for this building which was damaged during the Loma Prieta earthquake and redtagged. Emergency shoring and boarding up has changed its status to "red secured." Public safety is further ensured by constant monitoring to prevent unauthorized entry.

I have just sold this building considerably below the probate referee's original appraisal to facilitate compliance. The new owner, a general contractor in San Francisco, will take care of all the problems and fully comply once he takes possession of the property.

Prior to this sale, I initiated compliance with city-approved plans designed by a structural engineer to reinforce the foundation; my permit is current and active. I have not started work as this action would oppose that of the new owner who, according (con't below)

**(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)**

I need relief to allow time for the Probate Court confirmation of this sale, the close of escrow, and the transfer to the new owner. The sale of this property which is being handled by Pacific Union Commercial Brokerage entered escrow today, 11/6/92. I will need at least 6 months from the date of the hearing of this appeal to bring the structure into compliance and to facilitate a transfer of ownership that will improve housing in San Francisco.

**(Attach an additional sheet if necessary)**

**(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above** Agent.

**(5) The official address of the undersigned is:**
P.O. Box 260191, Encino, CA 91426-0191

**Telephone Number:** and FAX number: 818/789-3187

**Dated:** November 6, 19 92.

**Signature of Appellant** Madeline T. DeAntonio

**File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.**

(2) continued
to the realtor, plans to demolish the structure and build live/work units with off-street parking.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Ramanlal V. Patel
Address 44 Mouton Street
San Francisco, CA 94123

PROPERTY ADDRESS 1940 Lombard St.
BLOCK 0493 LOT 007
HEARING DATE March 24, 1993
APPEAL NUMBER 3328
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writin within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~xxxx~~/FTB HEARING

Appellant's Name & Mailing Address:

Ramanlal V. Patel
44 Mouton Street
San Francisco, CA 94123

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Not
- [ ] Superintendent's Compla Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1940 Lombard St.
BLOCK 0493 LOT 007
APPEAL NO. 3328 S-NC-DEQ DC
INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/16/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

1940 LOMBARD-ST
S.F-CA 94123
R.V.PATEL
Appellant

Appeal Number 3328

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1910 LOMBARD-ST S.F- CA 94123 San Francisco. They contain 38 dwelling units and 37 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Need more Time
I have given To Architect To DRAW Permenel
work with code Then we will get The Permits
To Start WORK

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner~~/agent~~, (state which) of the premises described in Paragraph (2) above ____.

(5) The official address of the undersigned is:
1940 LOMBARD ST S.F. CA 94123
Telephone Number: 415-775-8116

Dated: 11-16-92, 1992.

Signature of Appellant R V Patel

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Chan Andrew Cheung-Kwai
Address 763 10th Av.
San Francisco, CA 94118

PROPERTY ADDRESS 38-40 Pueblo St.
BLOCK 6320 LOT 007
HEARING DATE March 24, 1993
APPEAL NUMBER 3329
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writi within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

(5D)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Chan Andrew Cheung-Kwai
763 10th Avenue
San Francisco, CA 94118

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board No
- [ ] Superintendent's Compl Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 38-40 Pueblo Street
BLOCK 6320 LOT 007
APPEAL NO. 3329 S-NC-DEQ DC
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/1/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

PCD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

ANDREW CHAN
Appellant

Appeal Number 3329

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 38-40 Pueblo Street San Francisco. They contain 2 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

_____

_____

Telephone Number: 415-362-8362

Dated: 11/18, 1992.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Jerry Shluker & Murray LeClair
Address 664 Palm Avenue
Los Altos, CA 94022

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
HEARING DATE March 24, 1993
APPEAL NUMBER 3330
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writin within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Jerry Shluker & Murray LeClair
664 Palm Avenue
Los Altos, cA 94022

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board No
- [ ] Superintendent's Compla
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
APPEAL NO. 3330 S-NC-DEQ DI
INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/30/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

4P

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

MURRAY LECLAIR
JERRY SHLUKER
Appellant

Appeal Number 3330

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 153-155 CHERRY ST San Francisco. They contain 3 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) Because of a misunderstanding with the Building Dept, the appeal board has given us till Feb 22, 1993 to comply with the rule of abatement. The building inspection dept wants to notify the Franchise Tax Board immediately and prevent us from claiming tax deductions.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
We are meeting the conditions of the appeals and want the Building Inspection dept to delay notification until after Feb 22, 1993

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owners.

(5) The official address of the undersigned is:
1164 Fallon Ave
Los Altos, CA 94022
Telephone Number: (415) 941-1083

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 29 1992
CODE ENFORCEMENT DIV.

Dated: 10/27, 1992

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

This appeal is late because of ongoing discussions with Mr Langer of the Code Enforcement Division

(56)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: LeClair M. Shluker
c/o Jerry Shluker
Address: 664 Palm Avenue
Los Altos, CA 94022

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
HEARING DATE July 22, 1992
APPEAL NUMBER 6449
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that the Appellant is given thirty (30) days to obtain a building permit and to complete all required work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by February 22, 1993.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatemen Appeals Board may rehear an appeal upon which a Decision has been render provided a request for a rehearing has been made in writing within 10 da of the date of the decision. Decision rendered by the Board at that tim will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: August 3, 1992

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Blvd.
BLOCK 5402 LOT 063
HEARING DATE March 24, 1993
APPEAL NUMBER 3322
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT
- ☐ PRESENT

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Blvd.
BLOCK 5402 LOT 063
HEARING DATE January 27, 1993
APPEAL NUMBER 3322
CHIEF INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the owner. The next hearing will be on Wednesday, February 24, 1993 at 1:30 P.M., Room 282, City Hall.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatemer Appeals Board may rehear an appeal upon which a Decision has been rende provided a request for a rehearing has been made in writing within 10 d of the date of the decision. Decision rendered by the Board at that ti will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Guido Giosso
227 Concord Street
San Francisco, CA 94112

Date: January 6, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1025 Bayshore Bl
BLOCK 5402 LOT 063
APPEAL NO. 3322 S-NC-DEQ DC
Chief INSPECTOR Laurence M. Kornfield

Dar Appellant:

Tis is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 5, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 Room 282, City Hall, San Francisco, CA.

I further information is desired, please inquire at the Abatement Division of the Dpartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, ec. Failure to be represented will constitute an automatic denial.

Tu are entitled to appear personally with your witnesses, if any, and to have with yu counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

up

PD 215 (Rev. 9/87)

(15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

(60)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Guido Grosso
Appellant

Appeal Number 3322

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1025 Bayshore Blvd. San Francisco. They contain One dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
We will abate the nuisance by complying with the Bureau of Building Inspection

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
227 Concord St. S.F. 94112

Telephone Number: 415- ~~345~~ 333-2495

Dated: Sept 30, 1992

Signature of Appellant Guido Grosso

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742. Room 260

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

## NOTICE OF AAB/FTB REHEARING

Appellant Marshall Mok Nursery Inc.
7798 Festival Drive
Address Cupertino, CA 95014

Appealing AAB/FTB Decision

Property Address
832-836 Vallejo St.
Block 0129 Lot 011
Appeal No. 3312 S-NC-SEQ
Inspector Laurence M. Kornfield

Dear Appellant:

Your request for a rehearing of the Decision rendered by the Abatement Appeals Board on November 25, 1992 has been received. Rehearing is set for 1:30 p.m. on March 24, 1993 at Room 282, City Hall, San Francisco, California.

Decision rendered by the Board at that time will be final.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Arnold Chin
Chin & Hitchcock
1732 Fillmore St.
San Francisco, CA 94115

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

E OF THE SECRETARY

ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Marshall Mok Nursery Inc.
7798 Festival Dr.
Cupertino, CA 95014

Date: November 4, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other

PROPERTY ADDRESS 832-836 Vallejo St.

BLOCK 0129 LOT 011

APPEAL NO. 3312 S-NC-DEQ DC

INSPECTOR Derrill Langer

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 8, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 oom 282, City Hall, San Francisco, CA.

irther information is desired, please inquire at the Abatement Division of the rtment of Public Works, Room 301, 450 McAllister Street. Please bring any ments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

re entitled to appear personally with your witnesses, if any, and to have with ounsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

Original Notice of Hearing was sent to Appellant.

c: Arnold Chin
Chin & Hitchcock
1732 Fillmore St., San Francisco, CA 94115

15 (Rev. 9/87)

558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Marshall Mok Nursery Inc.
Address 7798 Festival Drive
Cupertino, CA 95014

PROPERTY ADDRESS 832-836 Vallejo St.
BLOCK 0129 LOT 011
HEARING DATE November 25, 1992
APPEAL NUMBER 3312
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

Appeal is denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

cc: Arnold Chin
Chin & Hitchcock
1732 Fillmore St.,
San Francisco, CA 94115

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Marchal Mok Nursery Inc.
Appellant

Appeal Number 3312

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 832-836 Vallejo Street San Francisco. They contain Three (3) dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I have received information from City Planning that I can ontain a waiver if I am able to lease for a period of at least three (3) years for the dwelling unit which has been found to be "illegal" then the unit can be legalized. I am still trying to find a space and I believe that the legalization of "illegal"units is currently before the board of supervisors.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

The Appeals Board should grant me additional time to find a lease parking space; there is an extreme shortage of affordable housing in Chinatown and there is a real distinct possibility of passage of a legalization ordinance, by the Board of Supervisors.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above attorney/agent.

(5) The official address of the undersigned is:
Arnold Chin, Law Offices of Chin and Hitchcock
1732 Fillmore Street, San Francisco, CA 94115
Telephone Number: (415) 931-2304 FAX (415) 931-2503

Dated: Septemebr 8, , 19 92.

Signature of Appellant _____
Arnold Chin on behalf of Marchall Mok Nursery Inc.

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(65)

OF THE CITY AND COUNTY OF SAN FRANCISCO

FOR A REHEARING.

ANDY FORREST FOR JOEY BENEDICTO — Appellant

Appeal Number 3314

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1/27, 1993.

(2) The affected premises are located at 1715 BROADWAY, San Francisco. They contain 5 dwelling units and _____ rooming units.

(3) The decision of the Abatement Appeals Board was rendered on 1/27/93.

(4) Briefly state the grounds upon which a rehearing is requested:

SEE ATTACHED LETTER

(5) If new evidence is relied upon as a ground for rehearing:

(a) What is the nature and character of the new evidence? (Please attach.)

PRESENT DOCUMENTATION RELATING TO SETTLEMENT HEARING WHICH WAS NOT AVAILABLE AT THE PUBLIC HEARING.

(b) List the names of the witnesses and/or a description of the documents to be produced:

ANDY FORREST
ROBT. KNOLICE
KAREN GREENBERG - ATTORNEY

(c) Explain why the evidence was not produced at the original hearing:

SEE ATTACHED LETTER

(Attach an additional sheet if necessary.)

RECEIVED
BUREAU OF BUILDING INSPECTION
FEB 5 - 1993
CODE ENFORCEMENT DIV.

(6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove AGENT.

(7) The offical address of the undersigned is 650 - 5th St., #501., S.F. CA. 94107

Telephone number: 546-1077

Dated: 2/5, 1993.

Andy Forrest

(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.

(66)

**ANDY FORREST, P.E.**
CONSTRUCTION CONSULTANT

February 4, 1993

Mr. Peter Burns, Acting Sec't'y.
Abatement Appeals Board
450 McAllister St., Rm. 301
San Francisco, Ca., 94102

PROJECT: 1715 Broadway (Bl. 576, Lot 25 )
(Appeal # - 3314)

SUBJECT: **Request for Rehearing**

Attn: Laurence M. Kornfield, Chief Building Inspector

Dear Sirs,

At the continued Abatement Appeals Board hearing of January 27, 1993, my client was denied a continuance concerning the Franchise Tax Board Notice. I personally was not able to attend the hearing as I had personal family matters to attend to concerning my child. At the hearing was my associate with the assignment to present to the Board the matters concerning the litigation and the schedule of revision submittal and probable issuance date of the permit.

Evidently my associate did not make a good impression on the Board and could not satisfy the Board's request for information concerning the legal matters for the subject property.

I respectively request that the Abatement Appeals Board grant a rehearing of this matter whereby I can produce appropriate information to satisfy the Board's questions on timing of the legal matters, permit submittal, revisions, etc.

I have since the hearing received plan review comments from Laurence Kornfield based on my most recent submittal to the Department. I will satisfy these issues as required by Mr. Kornfield within the timeframe allotted. Thank you for your consideration of this matter.

Sincerely,

Andy Forrest

Andy Forrest, P.E.

550 FIFTH STREET, SUITE 501, SAN FRANCISCO, CA 94107 (415) 546-1077, FAX: 546-1153

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

1/27/93 - Denied -
Re hrg request within 10 days -

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant LRJ Corporation -
Address 1715 Broadway, #1
San Francisco, CA 94109

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
HEARING DATE November 25, 1992
APPEAL NUMBER 3314
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60 days. The next hearing will be on January 27, 1993.

cc: Andy Forrest
650 - 5th St., Ste 501
San Francisco, CA 94107

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

- Rehearing -

DATE MAILED: November 30, 1992

(OVER)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

## NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant LRJ Corporation
Address 1715 Broadway, #1
San Francisco, CA 94109

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
HEARING DATE November 25, 1992
APPEAL NUMBER 3314
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60 days. The next hearing will be on January 27, 1993.

cc: Andy Forrest
650 - 5th St., Ste 501
San Francisco, CA 94107

Karen Griensen
c/o Lerner & Veit
425 California St., 3rd Fl.
San Francisco,CA 94104

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

LRJ Corporation
1715 Broadway, #1
San Francisco, CA 94109

Date: November 4, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Not
- [ ] Superintendent's Compla Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
APPEAL NO. 3314 S-NC-DEQ DI
INSPECTOR Derrill Langer

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 9, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant.
cc: Andy Forrest
650 - 5th St., Suite 501
San Francisco, CA 94107

(70) - F

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Dept. of Public Works

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# CITY AND COUNTY OF SAN FRANCISCO
# ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
## MINUTES OF HEARING NO. 362
## MARCH 24, 1993
## Room 282, City Hall at 1:30 P.M.

**BOARD MEMBERS PRESENT**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson

**DEPARTMENT REPRESENTATIVES**

Neil Rains, A.I.A. - Acting Secretary of AAB
Laurence M. Kornfield - Chief Bldg. Inspector
Mary Gallagher - City Planning

**ABATEMENT APPEALS:**

#6476 — 378 Arleta Street
Harold Sallach
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Case will be referred to the City Attorney's Office for code enforcement.

#6477 — 501 Broadway
John Lyons
(Present)

DECISION: The case is dismissed by the Bureau of Building Inspection.

#6478 — 53 Ledyard Street
Carmen Chiong
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within six (6) months after issuance of permit. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by the specified time.

#6479 — 1400 Washington St.
Chris Lane
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant will go to the Board of Examiner or City Planning and to complete all required work with the final approval from the inspector within one hundred twenty (120) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by the specified time.

FRANCHISE TAX BOARD HEARINGS:

#3323 787 Cayuga Avenue
Alfredo T. & Aparacion Bonpin
c/o Manuel De Laney
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. Franchise Tax Board will be notified if all required work is not done by May 24, 1993.

#3324 1923-25 Fillmore Street
Juliana & Lupe Sanchez
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work within thirty (30) days. Franchise Tax Board will be notified if all required work is not done by April 26, 1993.

#3325 3677-79 18th Street
Patricia Meredith
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. Franchise Tax Board will be notified if all required work is not done by June 23, 1993.

#3326 3233-37 Sacramento Street
Donald Lawson
(Absent)

DECISION: The case is continued for sixty (60) days at the request of the Appellant. The next hearing will be on May 26, 1993.

#3327 614-616 Natoma Street
Elizabeth T. Wilson
c/o Madeline T. de Antonio
(Present)

DECISION: The appeal is granted with the stipulation that the buyer is to apply for permit from the close of escrow and work within life of permit. Franchise Tax Board will be notified if all required work is not done by the specified time.

FRANCHISE TAX BOARD HEARINGS:

#3328 1940 Lombard Street
Ramanlal V. Patel
c/o Lee Patel
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within thirty (30) days. Franchise Tax Board will be notified if all required work is not done by April 26, 1993.

#3329 38-40 Pueblo Street
Chan Andrew Cheung-Kwai
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Notice of Noncompliance will be referred to the Franchise Tax Board.

#3330 153-155 Chenery Street
Jerry Shluker & Murray LeClair
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on April 28, 1993.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3322 1025 Bayshore Blvd.
Guido Giosso
(Absent)

DECISION: The case is continued for thirty (30) days. The next hearing will be on April 28, 1993.

FRANCHISE TAX BOARD REHEARING:

#3312 832-836 Vallejo Street
Marshall Mok Nursery Inc.
c/o Arnold Chin
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within six (6) months after permit issuance. Franchise Tax Board will be notified if all required work is not done by the specified time.

REQUEST FOR REHEARING:

#3314 1715 Broadway
LRJ Corporation
c/o Andy Forrest
(Absent)

DECISION: Case will be reheard on April 28, 1993 at the request of the Appellant.

Neil G. Rains, AIA
Acting Secretary

LK:ts

cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Assistant Superintendent, BBi
Public Library, c/o Jerry Roth
CED Record Clerk
Board of Permit Appeals, City Hall, Rm. 159-A
San Francisco Fire Department
San Francisco Public Health Dep't., Rm. 217
File

Dept. of Public Works,

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CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 363
APRIL 28, 1993
Room 282, City Hall at 1:30 P.M.

**ABATEMENT APPEALS BOARD MEMBERS**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

**DEPARTMENT REPRESENTATIVES**

Neil G. Rains, Acting Secretary of AAB
L. M. Kornfield, Chief Bldg. Insp. CED
Mary Gallagher, City Planning

| Item No. | Page No. | Case No. | Property Address |
|---|---|---|---|
| **ABATEMENT APPEALS:** | | | |
| 1. | 1 - 3 | 6480 | 2843 Mission Street<br>Sun Shing Pin<br>c/o Kwie Fung Sun |
| 2. | 4 - 6 | 6481 | 450 Jones Street<br>Karah Mohammed<br>c/o Tarik Karah |
| 3. | 7 - 9 | 6482 | 2570 - 39th Avenue<br>Anita A. Nones |
| 4. | 10 - 13 | 6483 | 841 14th Street<br>Acosta Perry S & Demmie B<br>c/o Mel DeVeyra |
| 5. | 14 - 16 | 6484 | 906 Lake Street<br>Genia Ury<br>c/o Phillip Gordon G. Gietzen |
| **FRANCHISE TAX BOARD HEARINGS:** | | | |
| 6. | 17 - 18 | 3331 | 2661 Harrison Street<br>Donn C. Warton |
| 7. | 19 - 20 | 3332 | 565 Eureka Street<br>Timothy G & Baker G Babbage |
| 8. | 21 - 22 | 3333 | 1459 Hyde Street<br>Jan Wing W & Blossom L. Trs |
| 9. | 23 - 25 | 3334 | 86 Concord Street<br>Tom Stella |

FRANCHISE TAX BOARD HEARINGS:

| | | | |
|---|---|---|---|
| 10. | 26 - 27 | 3335 | 1759-69 Greenwich St.<br>Ken & Shelley Siu<br>c/o Art Garcia |
| 11. | 28 - 29 | 3336 | 2655 38th Avenue<br>Tang Hon Wai |
| 12. | 30 - 31 | 3337 | 305 Hearst Avenue<br>Joselito P. Mendoza<br>c/o Reneo M. Imperio |

FRANCHISE TAX BOARD CONTINUED HEARINGS:

| | | | |
|---|---|---|---|
| 13. | 32 - 36 | 3322 | 1025 Bayshore Blvd.<br>Guido Giosso |
| 14. | 32 - 36 | 3330 | 153-155 Chenery Street<br>Jerry Shluker & Murray LeClair |

FRANCHISE TAX BOARD REHEARING:

| | | | |
|---|---|---|---|
| 15. | 37 - 42 (F) | 3314 | 1715 Broadway<br>LRJ Corporation<br>c/o Andy Forrest |

E-n-d.

/ml
cc: AAB Members
Assistant Superintendent, HID
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
Superintendent, BBI
Public Library, c/o Jerry Roth
CED Record Clerk
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 159A
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy at City Hall

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

E OF THE SECRETARY
'ERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Sun Shing Pin

825 25th Av.

San Francisco, CA 94121

Date: April 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2843 Mission St.

BLOCK 6517 LOT 028

APPEAL NO. 6480 S-NC-DEQ DDO

INSPECTOR Laurence M. Kornfield, Chief

Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on 2/22/93, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Kwie Fung Sun
825 25th Avenue
San Francisco, CA 94121

215 (Rev. 9/87)

(1)

APPEAL FILING
File appeal with
ment Appeals Board (AAB)
90 Market St., Suite 250
Sn Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

6480

MRS. KWEI FUNG SUN
Appellant

Appeal Numbe. /

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1-27-93.

(2) The affected premises are located at 2843 Mission St. S.F. Ca., San Francisco. They contain 4 dwelling units and 2 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
I need to extent the compliance order by minimum 6 month not more then 12 months.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
I am senior citizen and I live off social from the income from the place mention. I need the time to save enough money to pay for the work to be done this is order. The work will be done with in the time frame Thank you
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 2843 MISSION ST S.F. Ca.

(6) The official address of the undersigned is:
825 25th ave. SAN FRANCISCO Ca. 94121

Tel. No. 2210847

Date 2-19-93

Kwei Fung Sun
Signature (Print Name Below)

(2) Kwei Fung Sun

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 02/05/93
PROPERTY ADDRESS:
2843 MISSION ST
BLOCK: 6517 LOT: 028
SEQ: 01 CASE: DDO

SUN SHING PIN
825 25TH AV
SAN FRANCISCO CA 94121

OWNER'S NAME:
SUN SHING PIN & KWEI FUNG

INSPECTOR: _____

DISTRICT: 38A CT: 20

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 161386

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/27/93 in accordance with the DPW HEARING ORDER NO. 160246. The hearing was conducted by a representative of the Director. THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/23/93.

Owner
File (2)
BID (5) (1 Signed)

Very Truly Yours,

Approved: 01/27/93

John E. Cribbs
Director of Public Works

(3)

(415)554-8742

38A-P20-P20-002
AN FRANCISCO 94102

Post-it™ brand fax transmittal memo 7671 | # of pages ▸ 2

| | |
|---|---|
| To Young Kim | From Ruth |
| Co. C.E.A/BBI | Co. Director's Office |
| Dept. | Phone # |
| Fax # | Fax # |

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

E OF THE SECRETARY
'ERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Karah Mohammed

450 Jones St., #305

San francisco, CA 94102

Date: April 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 450 Jones St.

BLOCK 0324 LOT 014

APPEAL NO. 6481 S-NC-DEQ DCO

INSPECTOR Laurence M. Kornfield, Chief

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on 2/17/93, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the rtment of Public Works, Room 301, 450 McAllister Street. Please bring any iments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Tarik Karah
450 Jones St., Apt. #305
San Francisco, CA 94102

215 (Rev. 9/87)

(4)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ment Appeals Board (AAB)
90 Market St., Suite 250
Sn Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

6481

Tarik Karah
Appellant

Appeal Number _____

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1/20/93.

(2) The affected premises are located at 450 JONES ST., San Francisco. They contain 25 dwelling units and 5 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
THE ACTION IN QUESTION, IS THE REQUIRMENT BY THE BOARD TO PROVIDE EIGHT (8) GALLONS OF RESERVE HOT WATER TO EACH UNIT/DWELLING.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
APPEALED ACTION SHOULD BE REVERSED DUE TO SEVERAL FACTS. FIRST WHICH IS THE EXISTING NATURE OF THE BUILDING AT HAND. THE BUILDING WAS BUILT SOME TIME AGO, AND POSED NO CONCERNS DUE TO ITS HOT WATER SYSTEM TO. CURRENT STANDARDS WERE PUT IN PLACE. CURRENT REQUIRMENTS BY THE DEPT. WOULD REQUIRE DRAMATIC RETHINKING AND COSTLY REDESIGN OF THE ENTIRE HOT WATER SYSTEM. THE BUILDING PROVIDES HOT WATER TO ALL TENANTS, BUT NOT BY CURRENT STANDARDS.
(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Son of Owner.

(6) The official address of the undersigned is:

Tarik Karah
450 JONES ST. APT #305
SF CA 94102 Tel. No. 415-386-0686

Date 2/10/93

Tarik Karah
Signature (Print Name Below)

(5) Tarik Karah

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

DATE: 01/20/93
PROPERTY ADDRESS:
450 JONES ST
BLOCK: 0324 LOT: 014
SEQ: 01 CASE: DCO

KARAH MOHAMMED
450 JONES ST #305
SAN FRANCISCO CA
94102

OWNER'S NAME:
KARAH MOHAMMED

INSPECTOR: _____

DISTRICT: 38A CT: 123

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 161345

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 01/20/93 in accordance with the DPW HEARING ORDER NO. 160096.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 02/16/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 01/20/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

E OF THE SECRETARY
'ERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Anita A. Nones

2570 - 39th Avenue

San Francisco, CA 94116

Date: April 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2570 - 39th Avenue

BLOCK 2439 LOT 022

APPEAL NO. 6482 S-NC-DEQ DCO

INSPECTOR Laurence M. Kornfield, Chief

Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on 3/9/93, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

Further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Orifinal Notice of Hearing was sent to Appellant.

(7)

215 (Rev. 9/87)

APPEAL FILING
File appeal with
nent Appeals Board (AAB)
0 Market St., Suite 250
n Francisco, CA 94102
Tel. No. 554-8742
ILING FEE: $54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Anita A. Nones
Appellant

Appeal Number 6482

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Feb. 10, 1993.

(2) The affected premises are located at 2570-39th ave. SFO., San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

Please give me more time to finish the work.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

RECEIVED
BUREAU OF BUILDING INSPECTION
MAR 9 1993
CODE ENFORCEMENT DIV.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

2570-39th Avenue
San Francisco, Ca. 94116
Tel. No. (415) 753-9655

Date 3-9-93

Anita A. Nones
Signature (Print Name Below)

(8)

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works

Office of the Director

ADDRESS: 2570 - 39th AVENUE

BLOCK: 2439 LOT: 022
SEQ.: 01 CASE: DCO

NONES, ANITA A.
2570 - 39th AVENUE
SAN FRANCISCO, CA 94116

OWNER'S NAME:
NONES, ANITA A.

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,446

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 10, 1993 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,322. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 9, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

(415)

(9)

APPROVED: FEBRUARY 10, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Acosta Perry S & Demmie B

171 Kenwood Way

San Francisco, CA 94127

Date: April 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 841 14th St.

BLOCK 3541 LOT 076

APPEAL NO. 6483 S-NC-DEQ DIO

INSPECTOR Laurence M. Kornfield, Chief

c Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on 3/11/93, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Mel DeVeyra
57 Boardman St., Ste "D:
San Francisco, CA 94103

215 (Rev. 9/87)

(10)

APPEAL FILING
File appeal with
ment Appeals Board (AAB)
390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

6483

MEL DEVERRA (AGENT FOR OWNER) Appellant

Appeal Number _____

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 2-3-93.

(2) The affected premises are located at 841-14TH St., San Francisco. They contain 3 dwelling units and -1 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

VIOLATION IN THE BUILDING HAVE BEEN CORRECTED PERMIT EXPIRED. PERMIT HAD BEEN RENEWED AWAITING FINAL INSPECTION BBI.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

CONTINUANCE PERMIT WORK TO CORRECT BUILDING VIOLATION PER ABBEMENT ORDER NO. 161412 P.A# 9303602 PERMIT # 216852

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

57-BOARDMAN PL. SUITE "D"
SF. CA. 94103

_____ Tel. No. 587-2993 or 584-5586

Date 3-11-93

_____
Signature (Print Name Below)

(11) MEL DEVERRA

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

CODE ENFORCEMENT DIVISION

DATE: 02/12/93
PROPERTY ADDRESS:
841 14TH ST
BLOCK: 3541 LOT: 076
SEQ: 01 CASE: DIO

ACOSTA PERRY S & DEMMIE B
171 KENWOOD WY
SAN FRANCISCO CA
94127

OWNER'S NAME:
ACOSTA PERRY S & DEMMIE B

INSPECTOR: _____

DISTRICT: 37A CT: 259

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 161412

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 02/03/93 in accordance with the DPW HEARING ORDER NO. 160311.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 03/02/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 02/03/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

APPROVED
Dept. of Public Works
MAR 04 1993

OK TO ISSUE
DC # 72-02071 T.C.D.

MAR 04 1993 - Tax

APPROVED FOR ISSUANCE

EXPEDITER ☐ YES ☐ NO ☐ TITLE 24-2 ☐ TIDF ☐

APPLICATION NUMBER 9303262

OSHA APPROVAL REQ'D ☐
APPROVAL NUMBER:

# APPLICATION FOR BUILDING PERMIT
## ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☐ OTHER AGENCIES REVIEW REQUIRED
FORM 8 ☒ OVER-THE-COUNTER ISSUANCE
1 + REF-1 CT-A
NUMBER OF PLAN SETS SE

BUREAU OF BUILDING INSPECTION

## CITY AND COUNTY OF SAN FRANCISCO
## DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

| DATE FILED | FILING FEE RECEIPT NO | (1) STREET ADDRESS OF JOB | BLOCK & LOT |
|---|---|---|---|
| 3-4-93 | | 841-14TH ST. | 3541-76 |

| PERMIT NO. | ISSUED | (2A) ESTIMATED COST OF JOB | (2B) REVISED COST |
|---|---|---|---|
| 716856 | 04-4-93 | $ 100.00 | BY: DATE: |

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

### DESCRIPTION OF EXISTING BUILDING

| (4A) TYPE OF CONSTR. | (5A) NO. OF STORIES OF OCCUPANCY: | (6A) NO. OF BASEMENTS AND CELLARS: | (7A) PRESENT USE | (8A) OCCUP CLASS | (9A) NO OF DWELLING UNITS: |
|---|---|---|---|---|---|
| V | 4 | 1 | APARTMENT | R-1 (R-3) | 4 |

### DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

| (4) TYPE OF CONSTR. | (5) NO. OF STORIES OF OCCUPANCY | (6) NO OF BASEMENTS AND CELLARS: | (7) PROPOSED USE (LEGAL USE) | (8) OCCUP CLASS | (9) NO OF DWELLING UNITS |
|---|---|---|---|---|---|
| V | 3 | 1 | APARTMENT | R-1 | 3 |

| (10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? | (11) WILL STREET SPACE BE USED DURING CONSTRUCTION? | (12) ELECTRICAL WORK TO BE PERFORMED? | (13) PLUMBING WORK TO BE PERFORMED? |
|---|---|---|---|
| YES ☐ NO ☒ | YES ☐ NO ☒ | YES ☐ NO ☒ | YES ☐ NO ☒ |

| (14) GENERAL CONTRACTOR | ADDRESS | PHONE | CALIF LIC NO | EXPIRATION DATE |
|---|---|---|---|---|
| HOLDEN HART | 1556 YOSEMITE #18 | 94103 | 477511 | '96 |

| (15) OWNER - LESSEE (CROSS OUT ONE) | ADDRESS | ZIP | PHONE (FOR CONTACT BY BUREAU) |
|---|---|---|---|
| PERRY ACOSTA | 171 IRENWOOD WAY | | |

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT) 1. ☐ 2. ☐ 3. ☐

PER HOUSING VIOLATION LETTER - DATED (24-4-90) -
(1) REMOVED (TWO (2)) PARTITION WALLS (NONE BEARING WALL) PER PLAN.
RENEW T.A. # 710245.

## ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

| (17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? | (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT | (19) DOES THIS ALTERATION CREATE DECK OR HORIZ EXTENSION TO BUILDING? | (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA |
|---|---|---|---|
| YES ☐ NO ☒ | FT | YES ☐ NO ☐ | SQ FT |

| (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? | (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? | (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) | (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? |
|---|---|---|---|
| YES ☐ NO ☒ | YES ☐ NO ☐ | YES ☐ NO ☐ | YES ☐ NO ☐ |

| (25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) | ADDRESS | CALIF CERTIFICATE NO |
|---|---|---|
| WARSHAW ENGINEERS | | |

| (26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). | ADDRESS |
|---|---|
| UNKNOWN | |

## IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24). THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

[ ] OWNER [ ] ARCHITECT [ ] ENGINEER
[ ] LESSEE [ ] AGENT WITH POWER OF ATTORNEY
[ ] CONTRACTOR [ ] ATTORNEY IN FACT

## APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE [illegible] AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

(13)

## NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have on file, or file with the Central Permit Bureau, either Certificate (I) or (II) or (III) designated below or shall indicate item (IV) or (V) or (VI) below, whichever is applicable. If however, item (VI) is checked then item (V) must be checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director of Industrial Relations.
( ) II. Certificate of Workman's Compensation Insurance issued by an admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or (II) certified by the insurer.
( ) IV. The cost of the work to be performed is $100 or less.
( ) V. I certify that in the performance of the work for which this Permit is issued, I shall not employ any person in any manner so as to become subject to the workman's compensation laws of California. I further acknowledge that I understand, in the event that I should become subject to the workman's compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the Permit herein applied for shall be deemed revoked.
7-4 VI) I certify as the owner (or the agent of the owner) that in the performance of the work for which this Permit is issued, I will employ a contractor who complies with the workman's compensation laws of California and who has so file, or prior to the commencement of any work will file, with the Central Permit Bureau evidence that workmen's compensation insurance is carried.

Applicant's Signature Date

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

E OF THE SECRETARY

'ERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

llant's Name & Mailing Address:

Genia Ury

906 Lake Street

San Francisco, CA 94118

Date: April 7, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 906 Lake Street

BLOCK 1348 LOT 002

APPEAL NO. 6484 S-NC-DEQ DIO

INSPECTOR Laurence M. Kornfield, Chief

Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on 3/31/93, will be heard by the Board at 1:30 p.m. on April 28, 1993 oom 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, Room 301, 450 McAllister Street. Please bring any ments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Phillip Gordon G. Gietzen
201 Steiner Street
San Francisco, CA 94117

215 (Rev. 9/87)

(14)

) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

DIRECTOR'S ORDER

MRS. G. URI
Appellant

Appeal Number 6484

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on MARCH 23 1993.

(2) The affected premises are located at 906 LAKE ST. San Francisco. They contain 2 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
A PERMIT TO EXECUTE THE ORDERED WORK WAS FILED IN 1988 # 8809589 & IS ON HOLD AT D.C.P. PENDING LEGISLATION TO LEGALIZE THE UNIT.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
THE OWNER DOES NOT WISH TO REMOVE THE UNIT FROM USE IF IT CAN BE LEGALIZED UNDER THE PENDING LEGISLATION. WE THEREFORE REQUEST A STAY OF THE ABATEMENT UNTIL THE BOARD OF SUPERVISORS ENACTS LEGISLATION THAT WILL PERMIT THE UNIT TO BE LEGALIZED.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above AGENT.

(6) The official address of the undersigned is:
201 STEINER ST.
S.F. CA. 94117
Tel. No. 626 8260

Date March 30 93

Phillip Gordon Gletzen
Signature (Print Name Below)

Phillip Gordon Gletzen

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

(15)

**City and County of San Francisco** **Department of Public Works**

Office of the Director

ADDRESS: 906 LAKE STREET

BLOCK: 1348 LOT: 002
SEQ.: 01 CASE: DIO

URY, GENIA
906 LAKE STREET
SAN FRANCISCO, CA 94118

OWNER'S NAME:
URY, GENIA

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,539

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 24, 1993 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,404. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 45 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 23, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

(16)

APPROVED: FEBRUARY 24, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
PERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Donn C. Warton
2661 Harrison St.
San Francisco, CA 94110

Date: April 7, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2661 Harrison St.
BLOCK 4148 LOT 020-C
APPEAL NO. 3331 S-NC-DEQ DC
INSPECTOR L. M. Kornfield, Chief

er Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/4/92, will be heard by the Board at 1:30 p.m. on April 28, 1993 in Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

(17)

PC 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD

# OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Donn C. Warton
Appellant

Appeal Number 3331

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2661 Harrison St San Francisco. They contain 2 dwelling units and none rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

I attended a hearing on this matter 12/02/92 and agreed to obtain plans for compliance with code within 60 days and commence following that to bring the property within compliance. Mr Langer was also in attendance from the Code Enforcement Division.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

I require at least 6 months to obtain plans acceptable to the Bureau of Buildings, procure a contractor and complete renovation to bring the property within compliance. This is necessary to allow for eviction of tenants and procurement of a loan for repairs.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 2661 Harrison.

(5) The official address of the undersigned is:
2661 Harrison St
SF. 94110
Telephone Number: 821 6808

Dated: 12/04, 1992.

Signature of Appellant

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

RECEIVED
BUREAU OF BUILDING INSPECTION
DEC 4 1992
CODE ENFORCEMENT DIV.

(18)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

E OF THE SECRETARY
'ERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Timothy G & Baker G Babbage
565 Eureka Street
San Francisco, CA 94114

Date: April 7, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 565 Eureka Street
BLOCK 2772 LOT 031
APPEAL NO. 3332 S-NC-DEQ DC-1
INSPECTOR L. M. Kornfield, Chief

: Appellant:

is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/7/92, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

urther information is desired, please inquire at the Abatement Division of the rtment of Public Works, Room 301, 450 McAllister Street. Please bring any ments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

(19)

215 (Rev. 9/87)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 260
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

TIMOTHY BABBAGE
Appellant

Appeal Number 3332

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 565 EUREKA STREET San Francisco. They contain ONE dwelling units and — rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

WAITNG FOR THE INCOMPETENT CITY BUILDING DEPARTMENT TO ISSUE PERMITS APPLIED FOR IN NOVEMBER 1991

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

SEE ABOVE — CITY SHOULD OWE ME DAMAGES FOR THIS HARASSMENT!

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above ____.

(5) The official address of the undersigned is:
565 EUREKA STREET
SAN FRANCISCO CA 94114
Telephone Number: 415 621 3747

RECEIVED
BUREAU OF BUILDING INSPECTION
DEC 7 1992
CODE ENFORCEMENT DIV.

Dated: DEC 7, 1992.

Signature of Appellant Timothy Babbage

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
RPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Jan Wing W & Blossom L Trs.

269 - 5th Av.

San Francisco, CA 94118

Date: April 7, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1459 Hyde Street

BLOCK 0186 LOT 001

APPEAL NO. 3333 S-NC-DEQ DI

INSPECTOR L. M. Kornfield, Chief

er Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/8/92, will be heard by the Board at 1:30 p.m. on April 28, 1993 in Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, t. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

(21)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Wing W. Jang
Appellant

Appeal Number 3333

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1459 Hyde / 1415 Jackson Streets San Francisco. They contain 10 dwelling units and Stores rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
The subject residential unit has everything, such as living room, Kitchen, bed rooms, bathroom, toilet, fire escape, hot water heater, heater and electrical circuit breakers, but no garage. There is no space for the garage.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
Due to the economic hardship and high unemployment in the Bay Area, it is very difficult to rent the unit as a store. Since the tenant has been living there a while already and bother no one, we request that they be allow to continue living. Otherwise, they will have to seek for other residence and pay much higher rent and also I have to lose some income If it is a store, it will generate more traffic and bad for the enviromental due to no parking.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Owner.

(5) The official address of the undersigned is:
Wing W. Jang, 269-5th Ave #2
San Francisco, CA 94118
Telephone Number: (415) 668-8488

(22)

Dated: Dec. 8, 1992.

Signature of Appellant Wing W. Jang

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

M. OF THE SECRETARY

)ERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

Date: April 7, 1993

pllant's Name & Mailing Address:

Tom Stella

86 Concord Street
San Francisco, CA 94133

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 86 Concord Street

BLOCK 6468 LOT 010

APPEAL NO. 3334 S-NC-DEQ DC

INSPECTOR L. M. Kornfield, Chief

ar Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/1/92, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

(23)

CD 215 (Rev. 9/87)

(415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Stella S. Tam
Appellant

Appeal Number 3334

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 86 Concord St., San Francisco, San Francisco. They contain 1 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
I would like to extend the deadline date of filing all necessary papers for plan approval for 60 days.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
I went to different offices in the past couple months(considered that I am working full time also)and each time I could not get all the required informations to complete/submit my application for final approval. Finally, on Dec. 8, 1992(received your notice on Dec. 5, 1992 by registered mail), I got the "Application Completeness Control Sheet"(please see the attached copy) as advised by Mr. Derrill Langer,Code Enforcement Division. Therefore, I think I need some times to complete those requirements.
(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
86 Concord St., San Francisco, Ca 94112

Telephone Number: W(415)989-2578 ; H(415)337-7048

RECEIVED
BUREAU OF BUILDING INSPECTION
DEC 9 1992
CODE ENFORCEMENT DIV.

Dated: Dec. 9, 1992.

Signature of Appellant Stella Tam

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

(24)

City and County of San Francisco

SEAN MC NULTY

Department of Public Works
Bureau of Building Inspection
450 McAllister Street
San Francisco, CA 94102

# APPLICATION COMPLETENESS CONTROL SHEET

Please provide the circled items for initial filing of your application. The Bureau may find it necessary to request other information after further analysis of the application prior to completing its review. Check with other review stations for their specific requirements.

**FORM** (Circle One) 1/2, (3/8), 4/7, 5, 6

**JOB ADDRESS:** 86 CONCORD ST. S.F.

[✓] **INITIAL SCREENING BY** FIC **DATE** 12/08/92

[ ] **ACCEPTED FOR COMPLETENESS BY** _____, **DATE** _____

## A. GENERAL

[✓] 1. Complete appropriate permit application Form 3/8
[✓] 2. Two-sets of plans on minimum 11" x 17" paper. No pencil, no grid paper, good contrast microfilmable.
[✓] 3. Preparer's wet signature on all plan sheets.
[✓] 4. Preparer's wet signature on supporting documents
_____ cover sheet of calculations and specs
_____ signature blocks of forms
[ ] 5. Architect or engineer seal and wet signature required on documents (expiration date shown).
[✓] 6. Job address on documents.
[ ] 7. A copy of the city "approved" permit application, plans and related documents for reference.
[ ] 8. Coordinate Accelerated Tenant Improvement checklist items with information on plans. Reference code ruling BC-302(b)-3.
[ ] 9. Others:

## B. PLANS

1. General: Plans shall be drawn to scale (min. 1/8" to 1-foot) and reproduced on substantial paper and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of all codes, relevant laws, ordinances, rules, and regulations. Label existing and proposed elements.

[✓] 2. Plot plan or Key Plan
[ ] 3. Key Plan: Identify area of work.
[✓] 4. Architectural Floor Plans:

✓ Basement Level

_____ First Story

_____ Second Story

(25)

_____ Third Story

✓ Other PERTINENT WORK AREA - PLAN

_____ All Levels of Building

✓ Partial

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Ken & Shelley Siu
1849 Stockton St.
San Francisco, CA 94133

Date: April 7, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1759-69 Greenwich St.

BLOCK 0520 LOT 026

APPEAL NO. 3335 S-NC-DEQ DA

INSPECTOR L. M. Kornfield, Chief

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/9/92, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Art Garcia
303 - 22nd Av.
San Francisco, CA 94131

(26)

) 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

KEN AND Shelley Siu
Appellant

Appeal Number 3335

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1759 - 1769 GREENWICH ST. San Francisco. They contain six (6) dwelling units and 6 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
WE NOW HAVE the PERMITS to complete the WORK BUT dUE to the WEATHER (RAIN) WE NEED 60 to 90 DAYS to COMPLETE OUTSIDE WORK. CONFIRED with MR. ROBERT NOELKE THANK YOU.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
ART GARCIA
303 - 22ND AVE 94131
Telephone Number: 752-5234

Dated: 12/9, 19 92

Signature of Appellant Art Garcia (AGENT)

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Tang Hon Wai

2239 25th Av.

San Francisco, CA 94116

Date: April 7, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 2655 38th Av.

BLOCK 2458 LOT 001M

APPEAL NO. 3336 S-NC-DEQ DC

INSPECTOR L.M.Kornfield, Chief

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/10/92, will be heard by the Board at 1:30 p.m. on April 28, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

(28)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-0742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Appellant: HON WAI TANG OR NORMAN TANG  Appeal Number: 3336

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 2655 38th AVENUE San Francisco. They contain ____ dwelling units and / rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

NON-CONFORMING UNIT ON GROUND FLOOR BEHIND GARAGE

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

REQUESTED REVISION WAS SUBMITTED ON 04/08/92 PCD HASNOT LOG IN SINCE. NO FURTHER PLAN CHECK COMMENT, NOT YET APPROVED. WILL PERFORE PERMIT WORK AS SOON AS APPROVED & ISSED.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above ____.

(5) The official address of the undersigned is: 1612 Nuba Dr. S.J. Ca 95131 (NORMAN TANG)

Telephone Number: (415) 940-2316 (w) (408) 453-8420 (H)

Norman Tang 12/8/92

Dated: Dec 7, 1992.

Signature of Appellant: Hon Wai Tang

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY

OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Joselito P. Mendoza
305 Hearst Av.
San Francisco, CA 94112

Date: April 7, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 305 Hearst Av.

BLOCK 3120 LOT 053

APPEAL NO. 3337 S-NC-DEQ DC

INSPECTOR L. M. Kornfield, Chief

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on 12/10/92, will be heard by the Board at 1:30 p.m. on April 28, 1993 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Reneo M. Imperio
305 Hearst Av.
San Francisco, CA 94112

CD 215 (Rev. 9/87)

(30)

415) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Renee M. Imperio - co-owner
**Appellant**

Appeal Number 3337 ~~92-295~~ 0

**The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:**

**(1) The affected premises are located at** 305 Hearst Avenue **San Francisco. They contain** 2 **dwelling units and** _____ **rooming units.**

**(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)**

illegal unit downstair

**(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)**

We are requesting your office to give us additional time to correct the problem. We are just waiting for the approval of the permit revising the ground floor plans.

**(Attach an additional sheet if necessary)**

**(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above** _____.

**(5) The official address of the undersigned is:**
305 Hearst Avenue, San Francisco, Ca 94112

**Telephone Number:** 337 8932

**Dated:** 12/7/92 **, 19**92.

**Signature of Appellant** _____

**File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.**

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Bl.
BLOCK 5402 LOT 063
HEARING DATE March 24, 1993
APPEAL NUMBER 3322
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on April 28, 1993.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: April 12, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Blvd.
BLOCK 5402 LOT 063
HEARING DATE March 24, 1993
APPEAL NUMBER 3322
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT
- ☐ PRESENT

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Blvd.
BLOCK 5402 LOT 063
HEARING DATE January 27, 1993
APPEAL NUMBER 3322
CHIEF INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the owner. The next hearing will be on Wednesday, February 24, 1993 at 1:30 P.M., Room 282, City Hall.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1993

(34)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Guido Giosso
227 Concord Street
San Francisco, CA 94112

Date: January 6, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1025 Bayshore Bl
BLOCK 5402 LOT 063
APPEAL NO. 3322 S-NC-DEQ DC
Chief INSPECTOR Laurence M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 5, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

up

) 215 (Rev. 9/87)

(35)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Guido Grosso
Appellant

Appeal Number 3322

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1025 Bayshore Blvd. San Francisco. They contain One dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
We will Abate the nuisance by complying with the Bureau of Building Inspection

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above_____.

(5) The official address of the undersigned is:
227 Concord St. S.F. 94112

Telephone Number: 415- ~~345~~ 333-2495

Dated: Sept 30, 1992

Signature of Appellant Guido Grosso

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742. Room 260

(36)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Jerry Shluker & Murray LeClair
Address 664 Palm Avenue
Los Altos, CA 94022

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
HEARING DATE March 24, 1993
APPEAL NUMBER 3330
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on April 28, 1993.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: April 12, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Jerry Shluker & Murray LeClair
Address 664 Palm Avenue
Los Altos, CA 94022

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
HEARING DATE March 24, 1993
APPEAL NUMBER 3330
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~xxxx~~/FTB HEARING

Appellant's Name & Mailing Address:

Jerry Shluker & Murray LeClair
664 Palm Avenue
Los Altos, cA 94022

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
APPEAL NO. 3330 S-NC-DEQ DI
INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 10/30/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

gp

(39)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

MURRAY LECLAIR
JUDY SHUKER
Appellant

Appeal Number 3330

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 153-155 CHERRY ST San Francisco. They contain 2 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) Because of a misunderstanding with the Building Dept, the appeal board has given us till Feb 22, 1993 to comply with the Order of abatement. The building inspection dept wants to notify the Franchise Tax Board immediately and prevent us from claiming tax deductions.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
We are meeting the conditions of the appeals and want the building inspection dept to delay notification until after Feb 22, 1993

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
164 Hacienda Ave
Los Altos, CA 94022
Telephone Number: (415) 941-1083

RECEIVED
BUREAU OF BUILDING INSPECTION
OCT 29 1992
CODE ENFORCEMENT DIV.

Dated: 10/27, 1992.

Signature of Appellant [signature]

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

This appeal is late because of on going discussions with Mr Langer of the Code Enforcement Division (40)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

NOTICE OF DECISION

- [ ] ABSENT
- [X] PRESENT

Appellant: LeClair M. Shluker
c/o Jerry Shluker
Address: 664 Palm Avenue
Los Altos, CA 94022

PROPERTY ADDRESS 153-155 Chenery St.
BLOCK 6662 LOT 011
HEARING DATE July 22, 1992
APPEAL NUMBER 6449
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The appeal is granted with the stipulation that the Appellant is given thirty (30) days to obtain a building permit and to complete all required work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by February 22, 1993.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: August 3, 1992

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant LRJ Corporation
Address 1715 Broadway, #1
San Francisco, CA 94109

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
HEARING DATE March 24, 1993
APPEAL NUMBER 3314
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

Case will be reheard on April 28, 1993 at the request of the Appellant.

cc: Andy Forrest
650 - 5th St., Ste 501
San Francisco, CA 94107

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: April 12, 1993

OF THE CITY AND COUNTY OF SAN FRANCISCO

FOR A REHEARING.

ANDY FORREST FOR JOEY BENEDICTO
Appellant

Appeal Number 3314

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1/27, 1993.

(2) The affected premises are located at 1715 BROADWAY, San Francisco. They contain 5 dwelling units and _____ rooming units.

(3) The decision of the Abatement Appeals Board was rendered on 1/27/93.

(4) Briefly state the grounds upon which a rehearing is requested:

SEE ATTACHED LETTER

(5) If new evidence is relied upon as a ground for rehearing:

(a) What is the nature and character of the new evidence? (Please attach.)

PRESENT DOCUMENTATION RELATING TO SETTLEMENT HEARING WHICH WAS NOT AVAILABLE AT THE PUBLIC HEARING.

(b) List the names of the witnesses and/or a description of the documents to be produced:

ANDY FORREST
ROBT. KNOLICE
KAREN GREENBERG - ATTORNEY

(c) Explain why the evidence was not produced at the original hearing:

SEE ATTACHED LETTER

(Attach an additional sheet if necessary.)

RECEIVED
BUREAU OF BUILDING INSPECTION
FEB 5 - 1993
CODE ENFORCEMENT DIV.

(6) The undersigned is the owner/agent/tenant, (state which) of the premises described in Paragraph (2) hereinabove AGENT.

(7) The offical address of the undersigned is 650 - 5th St., #501, S.F. CA. 94107

Telephone number: 546-1077

Dated: 2/5, 1993.

Andy Forrest
(Signature of Appellant)

File Appeal with the Abatement Appeals Board (AAB), Room 301, 450 McAllister Street, San Francisco, CA. 94102. Telephone: (415) 558-6162.

(43)

**ANDY FORREST, P.E.**
*CONSTRUCTION CONSULTANT*

February 4, 1993

Mr. Peter Burns, Acting Sec't'y.
Abatement Appeals Board
450 McAllister St., Rm. 301
San Francisco, Ca., 94102

PROJECT: 1715 Broadway (Bl. 576, Lot 25 )
(Appeal # - 3314)

SUBJECT: **Request for Rehearing**

Attn: Laurence M. Kornfield, Chief Building Inspector

Dear Sirs,

At the continued Abatement Appeals Board hearing of January 27, 1993, my client was denied a continuance concerning the Franchise Tax Board Notice. I personally was not able to attend the hearing as I had personal family matters to attend to concerning my child. At the hearing was my associate with the assignment to present to the Board the matters concerning the litigation and the schedule of revision submittal and probable issuance date of the permit.

Evidently my associate did not make a good impression on the Board and could not satisfy the Board's request for information concerning the legal matters for the subject property.

I respectively request that the Abatement Appeals Board grant a rehearing of this matter whereby I can produce appropriate information to satisfy the Board's questions on timing of the legal matters, permit submittal, revisions, etc.

I have since the hearing received plan review comments from Laurence Kornfield based on my most recent submittal to the Department. I will satisfy these issues as required by Mr. Kornfield within the timeframe allotted. Thank you for your consideration of this matter.

Sincerely,

Andy Forrest

Andy Forrest, P.E.

(44)

650 FIFTH STREET, SUITE 501, SAN FRANCISCO, CA 94107 (415) 546-1077, FAX: 546-1153

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

- ☐ ABSENT
- ☒ PRESENT

1/27/93 - Denied - Re hear request within 10 days -

## NOTICE OF DECISION

Appellant LRJ Corporation
Address 1715 Broadway, #1
San Francisco, CA 94109

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
HEARING DATE November 25, 1992
APPEAL NUMBER 3314
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60 days. The next hearing will be on January 27, 1993.

cc: Andy Forrest
650 - 5th St., Ste 501
San Francisco, CA 94107

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

- Rehearing -

DATE MAILED: November 30, 1992

(45) (OVER)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

## NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant LRJ Corporation
Address 1715 Broadway, #1
San Francisco, CA 94109

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
HEARING DATE November 25, 1992
APPEAL NUMBER 3314
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60 days. The next hearing will be on January 27, 1993.

cc: Andy Forrest
650 - 5th St., Ste 501
San Francisco, CA 94107

Karen Griensen
c/o Lerner & Veit
425 California St., 3rd Fl.
San Francisco,CA 94104

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: November 30, 1992

(46)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

LRJ Corporation
1715 Broadway, #1
San Francisco, CA 94109

Date: November 4, 1992

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1715 Broadway
BLOCK 0576 LOT 025
APPEAL NO. 3314 S-NC-DEQ DI
INSPECTOR Derrill Langer

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Sept. 9, 1992, will be heard by the Board at 1:30 p.m. on November 25, 1992 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*Original Notice of Hearing was sent to Appellant.
cc: Andy Forrest
650 - 5th St., Suite 501
San Francisco, CA 94107

(47) - F

) 215 (Rev. 9/87)

F
35.10
8/93

Dept. of Public Works

# CITY AND COUNTY OF SAN FRANCISCO
# ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
## MINUTES OF HEARING NO. 363
## APRIL 28, 1993
## Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.
MAY 3 - 1993
SAN FRANCISCO
PUBLIC LIBRARY

**BOARD MEMBERS PRESENT**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

**DEPARTMENT REPRESENTATIVES**

Neil Rains, A.I.A. - Acting Secretary of AAB
Laurence M. Kornfield - Chief Bldg. Inspector

**ABATEMENT APPEALS:**

#6480 2843 Mission Street
Sun Shing Pin
c/o David Sun
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within six (6) months. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by October 29, 1993.

#6481 450 Jones Street
Karah Mohammed
c/o Tarik Karah
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within thirty (30) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by May 31, 1993.

#6482 2570 -39th Avenue
Anita A. Nones
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to obtain permit within thirty (30) days and to complete all required work with the final approval from the inspector within ninety (90) days after permit issuance. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by the specified time.

#6483 841 - 14th Street
Acosta Perry S. & Demmie B.
c/o Rene Perry
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by June 28, 1993.

#6484 906 Lake Street
Genia Ury
c/o Philip Gordon G. Gietzen
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within six (6) months after permit issuance. The case will be referred to the City Attorney's Office for code enforcement if all required work is not done by the specified time.

FRANCHISE TAX BOARD HEARINGS:

#3331 2661 Harrison Street
Donn C. Warton
(Present)

DECISION: The case is continued for thirty (30) days at the request of the Appellant. The next hearing will be on May 26, 1993.

#3332 565 Eureka Street
Timothy G. & Baker G. Babbage
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within sixty (60) days after permit issuance. Franchise Tax Board will be notified if all required work is not done by the specified time.

#3333 1459 Hyde Street
Jan Wing W. & Blossom L. Trs.
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to obtain permit within sixty (60) days and to complete all required work with the final approval from the inspector within one hundred twenty (120) days. Franchise Tax Board will be notified if all required work is not done by the specified time.

FRANCHISE TAX BOARD HEARINGS:

#3334 86 Concord Street
Stella Tom
c/o Al Tom
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to submit permit within one week and to complete all required work with the final approval from the inspector within thirty (30) days after permit issuance. Franchise Tax Board will be notified if all required work is not done by the specified time.

#3335 1759-1769 Greenwich Street
Ken & Shelley Siu
c/o Art Garcia
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. Franchise Tax Board will be notified if all required work is not done by July 28, 1993.

#3336 2655 - 38th Avenue
Tang Hon Wai
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days. Franchise Tax Board will be notified if all required work is not done by August 30, 1993.

#3337 305 Hearst Avenue
Joselito P. Mendoza
c/o Reneo M. Imperio
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. Franchise Tax Board will be notified if all required work is not done by July 28, 1993.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3322 1025 Bayshore Blvd.
Guido Giosso
(Absent)

DECISION: At the request of the Department, the case is held over thirty (30) days. The next hearing will be on May 26, 1993.

#3330 153-155 Chenery Street
Jerry Shluker & Murray LeClair
(Absent)

FINDING: Case is abated.

FRANCHISE TAX BOARD REHEARING:

#3314 1715 Broadway
LRJ Corporation
c/o Andy Forrest, et al
(Present)

DECISION: The appeal is granted. The case will not be referred to the Franchise Tax Board.

NOTE:

Abatement Appeals Board voted unanimously to direct the Secretary to prepare two letters of request:

- to Department of City Planning requesting that a DCP representative be present for cases involving planning issues

- to the agency/persons involved in developing the UMB program to request that noncompliance with UMB time frames, technical issues and related abatement issues for such buildings be directed to a separate and special Board or hearing procedure with specialized knowledge in UMB buildings and programs.

Neil G. Rains, AIA
Acting Secretary

LK:ts

cc: AAB Members
BBI Hearing Officer
Secretary, AAB
City Attorney
City Planning
Superintendent, BBI
Assistant Superintendent, BBI
Public Library, c/o Jerry Roth
CED Record Clerk
Board of Permit Appeals, City Hall, Rm. 159-A
San Francisco Fire Department
San Francisco Public Health Dep't., Rm. 217
File

Dept. of Public Works

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
AGENDA OF HEARING NO. 364
MAY 26, 1993
Room 282, City Hall at 1:30 P.M.

**ABATEMENT APPEALS BOARD MEMBERS**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

**DEPARTMENT REPRESENTATIVES**

Neil G. Rains, Acting Secretary of AAB
L. M. Kornfield, Chief Bldg. Insp. CED

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SAN FRANCISCO
PUBLIC LIBRARY

| Item No. | Page No. | Case No. | Property Address |
|---|---|---|---|
| **ABATEMENT APPEALS:** | | | |
| 1. | 1 - 8 | 6486 | 530 Jackson Street<br>Thompson Chow<br>c/o Alice Suet Yee Barkley |

Note: * To be heard with FTB Appeal Item No. 2 below per request.

**FRANCHISE TAX BOARD HEARINGS:**

| | | | |
|---|---|---|---|
| 2. | 9 - 12 | * 3376 | 530 Jackson Street<br>Thompson Chow<br>c/o Alice Suet Yee Barkley |
| 3. | 13 - 15 | 3338 | 580-598 Geary Street<br>Guy Limited Partnership<br>c/o Andy Forrest |
| 4. | 16 - 18 | 3339 | 16-18 Fairmount St.<br>Art & Mary A Drogitis |
| 5. | 19 - 20 | 3340 | 572-574A Grove Street<br>Filian Levon |
| 6. | 21 - 22 | 3341 | 172 Highland Avenue<br>Ramon Luna, Sr. |
| 7. | 23 - 24 | 3342 | 275 12th Avenue<br>Stanley & Sandy Chin<br>c/o Diana Chin |
| 8. | 25 - 26 | 3343 | 504 Liberty Street<br>Andrew R. Moss<br>c/o Kevin Wallace |

**FRANCHISE TAX BOARD HEARINGS:**

| | | | |
|---|---|---|---|
| 9. | 27 - 28 | 3344 | 1454-1464 Union Street<br>Dorosin Family Revoc Tr<br>c/o David Hansell |
| 10. | 29 - 34 | 3345 | 1400 Washington Street<br>1400 Washington Street Assn.<br>c/o Christopher Lane |

**FRANCHISE TAX BOARD CONTINUED HEARINGS:**

| | | | |
|---|---|---|---|
| 11. | 35 - 40 | 3322 | 1025 Bayshore Blvd.<br>Guido Giosso |
| 12. | 41 - 44 | 3326 | 3233-37 Sacramento St.<br>Donald J. Lawson |
| 13. | 45 - 46 (F) | 3314 | 2661 Harrison Street<br>Donn C Warton |

E-n-d.

/ml

cc: AAB Members
Superintendent, BBI
Assistant Superintendent, HID
Secretary, AAB
BBI Hearing Officer
City Attorney
City Planning
Public Library, c/o Jerry Roth
CED Record Clerk
File (2 copies)
Agenda Only:
Board of Permit Appeals, City Hall, Rm. 159A
SF Fire Department
SF Public Health Dep't. - Rm. 217
Posting Copy at City Hall

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

DOCUMENTS DEPT.
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PUBLIC LIBRARY

## NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Thompson Chow
P. O. Box 6357
San Mateo, CA 94403

Date: May 5, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 530 Jackson Street
BLOCK 0176 LOT 009
APPEAL NO. 6486 S-NC-DEQ DCO
INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on March 31, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

cc: Alice Suet Yee Barkley
220 Montgomery St., Ste. 691
San Francisco, CA 94102

D 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

THOMPSON CHOW
Appellant

Appeal Number 6486

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 24, 1993. (DPW Order No. 161531)

(2) The affected premises are located at 530 Jackson Street, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached letter dated March 29, 1993.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached letter dated March 29, 1993.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(6) The official address of the undersigned is:

220 Montgomery Street, Suite 691
San Francisco, CA 94104
Tel. No. (415) 989-6771

Date March 29, 1993

Alice Suet Yee Barkley
Signature (Print Name Below)

Alice Suet Yee Barkley

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

**City and County of San Francisco** — **Department of Public Works**

Office of the Director

ADDRESS: 530 JACKSON STREET

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.60

BLOCK: 0176 LOT: 009
SEQ.: 01 CASE: DCO

CHOW THOMPSON
P. O. BOX 6357
SAN MATEO, CA 94403

OWNER'S NAME:
CHOW THOMPSON

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,531

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 24, 1993 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,225. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 23, 1993.

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

ALICE SUET YEE BARKLEY
Attorney at Law
The Mills Building, Suite 691
220 Montgomery Street
San Francisco, California 94104

Tel: (415) 989-6771
Fax: (415) 989-1042

Rec'd. 3/29

March 29, 1993

Mr. Neil G. Rains
Secretary of the Board
Abatement Appeals Board
1390 Market Street, Room 260
San Francisco, CA 94102

Subject: DPW Order No. 161531 - 530 Jackson Street

Dear Mr. Rains:

Our office represents Thompson Chow, the property owner. On or about March 16, 1993, the Director of Public Works issued Order No. 161531, a copy of which is attached for your information. By this letter, we are appealing the Director's Order, and are seeking modification of the compliance requirements.

On February 24, 1993, representatives of Mr. Chow met with you (as Assistant Superintendent of Construction Inspection), and Frank Chui (Assistant Superintendent of Plans Review Approval), to discuss the precise scope of compliance. At this time, building permit application no. 9205867 has been submitted and is pending before the Department. When the Bureau of Building Inspection has completed its review and site visit, it is our hope that a mutually agreed upon plan can be arrived at to bring the building up to Code.

For the sake of brevity, a copy of our letter to John Cribbs, the Director of the Department of Public Works, which sets forth the background of this case is attached herewith and incorporated herein by reference as though fully set forth. As noted in this letter, the property owner is faced with severe financial constraints. Mr. Chow is proposing to comply with the seismic safety requirements under the new UMB ordinance. In our discussion with Mr. Chui, he does not believe that the Superintendent has the power or authority to extend the time period of compliance, and suggested that this matter be appealed to you for your consideration.

Prior to the hearing, and after the Bureau of Building Inspection has completed their review, and provides our office with its determination on the precise scope of work to be undertaken, we will amend this letter to discuss our appeal with more specificity.

If you have any questions, please do not hesitate to call me.

Very truly yours,

Alice Suet Yee Barkley

cc: Mr. William M. Abend-President
Mr. Kenneth Boyhegian
Mr. Harry Jamerson
Ms. Shirley Yawitz
Mr. Carl Ernst
Mr. Thompson Chow
Mr. Andrew Fagan
Mr. Wayne Hu

A0325932.CHO

ALICE SUET YEE BARKLEY
Attorney at Law
The Mills Building, Suite 691
220 Montgomery Street
San Francisco, California 94104

Tel: (415) 989-6771
Fax: (415) 989-1042

February 23, 1993

Mr. John Cribbs
Director
Department of Public Works
City Hall, Room 260
San Francisco, CA 94102

Subject: 530 Jackson Street, San Francisco

Dear Mr. Cribbs:

Our office, along with Andrew Fagan of Bryant, Clohan, Ott & Baruh, represents Thompson Chow, the property owner, who recently inherited the property after the death of his mother. This letter is in response to the Notice of Regular Hearing of Complaint dated August 3, 1992, issued by L. L. Litchfield, Superintendent of the Bureau of Building Inspection. The complaint stated that the upper three floors of the building were converted to commercial use without a lawful permit, and requested that the owner/lessee submit a building permit to legalize the commercial use, or to revert the upper floors to its legal use (residential). Before responding to the alleged violations of the Building Code, it is important to set down the facts pertaining to this building since 1975.

BACKGROUND

This property was the subject of an abatement proceeding in 1966. Mrs. Chow had inherited the property from her late husband in the 1950s. Mrs. Chow neither spoke or understood written English. As a result, she was not aware of problems related to the subject property until the City initiated injunctive relief proceedings to abate the Code violations. Because of Mrs. Chow's language handicap, she determined to master lease the building. In 1975, Mr. Chow's late mother leased the building to Merrill Jew, because he is a licensed architect, for a period of ten years. This lease stipulates that the property was to be used for commercial purposes only. Under the lease, Mr. Jew was responsible for bringing the building into compliance with the then applicable provisions of the Building Code governing commercial buildings (F-2 occupancy).

At all times during Mr. Jew's lease term, all correspondence related to permits, taxes, licenses, and other matters from the City were directed exclusively to Mr. Jew. As your Department's records will indicate, this building was the subject of a court action in 1974. When the court action was finally settled, Mrs. Chow rightfully assumed that all Building Code violations were abated, and that the building had been lawfully converted to commercial use.

In Spring of 1988, Mrs. Chow was placed in a skilled nursing facility and Petition for Conservatorship was filed with the Superior Court in July, 1988. In 1989, Mr. Jew declined to renew the lease for an additional period. When Mr. Jew terminated the lease, the ground floor was occupied, and the upper floors were occupied by commercial tenants, and was 50 percent occupied. Mrs. Chow became ill, and subsequently passed away on April 17, 1990, and her estate was probated in the Superior Court of San Mateo County on July 27, 1990. When the property was probated in the Superior Court, the estate believed that the building was lawfully converted to commercial use in 1975, and the estate tax was appraised based on its commercial use. A loan was taken out on the subject property to pay the estate tax which amounted to $862,719. At the present time, all rental from the subject property is directed toward the payment of this estate tax loan. A balance of $198,000 is currently owed for Federal Estate Tax. There is still a possibility that the estate tax may be revised should the Internal Revenue Service dispute the appraisal for the property.

Because Mr. Chow was a teenager still in high school when the lease with Mr. Jew was executed, he had no knowledge of the permit process undertaken by Mr. Jew. When Mr. Chow received the August, 1992 Notice, his attorney advised Mr. Jew to take out the necessary permit to legalize the use. In April, 1992, Mr. Jew informed Mr. Chow's attorney that he had submitted building permit application no. 9205867 to bring the property into compliance. On or about June 26, 1992, Inspector Downes of Plan Review informed Mr. Chow in writing of certain deficiencies in the plan submitted by Mr. Jew.

Since then, Mr. Chow has diligently attempted to resolve the alleged deficiencies in the building. Mr. Chow has engaged an architect to independently review the permit history and the work set forth in Inspector Downes's letter of June 26, 1992. As part of the probate proceedings, Peter Cully & Associates was engaged to advise Mr. Chow on the requirements for seismic upgrade under the then pending ordinance. Plant Construction Company and Forde Mazzola Associates, Inc. were engaged to provide Mr. Chow the cost estimates for meeting the future seismic upgrade requirements.

The Building Was Lawfully Converted To Commercial Use By The Previous Lessee.

Mr. Chow met with Mr. Jew to ascertain the precise nature of the work undertaken from 1975 to 1988, and the nature of approval obtained from the Bureau of Building Inspection. It is Mr. Jew's opinion that the work undertaken in 1975 was sufficient to change the occupancy of the entire building to F-2 occupancy (now B-2). Mr. Jew asserts that the complaint and notice of violations were erroneously issued by the Department.

At the February 24, 1993 hearing, Mr. Jew will testify to the nature of approval received in 1975, which changed the legal use of the entire building to commercial and office use (F-2), and that he followed the advice given by the Bureau of Building Inspection when the permit application was submitted. Mr. Jew will also testify to approval by the Fire Inspector of certain equivalencies provided in lieu of a second means of egress for commercial occupancy (F-2) at that time. He will also present evidence that section 104(f) was not triggered by the applications submitted in 1974 and 1975.

If Mr. Jew is correct, that the building was lawfully converted to office use, then, the complaint must be dismissed. If the hearing officer determines that the building was not lawfully converted to office use by Mr. Jew's 1974 and 1975 applications, then, Mr. Chow will present a plan for the Bureau's consideration to bring the building into compliance within 30 days. As stated before, the subject property has a mortgage in order to pay the estate tax. The proposed code compliance work must be undertaken in phases because of fiscal constraints.

Mr. Chow looks forward to arriving at a mutually agreeable resolution to the issues raised in the Notice of Complaint dated August 3, 1992. If you have any questions, please do not hesitate to call me.

Very truly yours,

Alice Suet Yee Barkley

Alice Suet Yee Barkley

cc: Mr. Larry Litchfield
Mr. Thompson Chow
Mr. Wayne Hu
Mr. Andrew Fagan
Mr. Wil Wong
Mr. James T. Johnson
Mr. Merrill Jew

A0218931.CHO

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Thompson Chow
P. O. Box 6357
San Mateo, CA 94403

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 530 Jackson Street
BLOCK 0176 LOT 009
APPEAL NO. 3376 S-NC-DEQ DCO
INSPECTOR L. M. Kornfield

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on April 13, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

cc: Alice Suet Yee Barkley
220 Montgomery St., Ste. 691
San Francisco, CA 94102

D 215 (Rev. 9/87)

(9)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St, Suite 260
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

83-117

APPEAL TO THE ABATEMENT APPEALS BOARD
OF THE CITY AND COUNTY OF SAN FRANCISCO

**FRANCHISE TAX BOARD**

THOMPSON CHOW
Appellant

Appeal Number 3376

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 530 Jackson Street, San Francisco. They contain two (2) dwelling units and three (3) rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Appeal filing of Notice of Non-Compliance with Franchise Tax Board dated March 31, 1993, Notice No. 93-117.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

See attached letter to Neil Rains dated April 8, 1993.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above Agent for 530 Jackson Street.

(5) The official address of the undersigned is:

Alice Suet Yee Barkley
220 Montgomery Street, Suite 691
San Francisco, CA 94104 Tel. No. (415) 989-6771

Dated: April 5, 1993

Alice Suet Yee Barkley
Signature (Print Name Below)
Alice Suet Yee Barkley

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

(10)

ALICE SUET YEE BARKLEY
Attorney at Law
The Mills Building, Suite 691
220 Montgomery Street
San Francisco, California 94104

Tel: (415) 989-6771
Fax: (415) 989-1042

April 8, 1993

Mr. Neil Rains
Secretary, Abatement Appeals Board
1390 Market Street, Room 260
San Francisco, CA 94102

Subject: Notice of Non-Compliance - 530 Jackson Street

Dear Mr. Rains:

As you know, our office represents Thompson Chow, the property owner of 530 Jackson Street, and have been working with you and Frank Chiu to resolve the Building Code issues surrounding the unlawful conversion of the upper floors as offices in 1975 by the then Master lessee. By this letter, we are appealing the Notice of Non-Compliance issued on March 31, 1993 for "Substandard Rental Housing" and the filing of the Notice of Non-Compliance with the Franchise Tax Board. Attached herewith is the Appeal Form and a check in the amount of $54.60 for the filing fee.

This appeal is based on the following grounds:

1. Since 1975, this building has been used for commercial purposes only.

2. A building permit application (No. 9205867) has been submitted to convert the upper floors of the subject property into commercial uses.

3. The property owner is working with the Bureau of Building Inspection to clarify the precise nature of work to be undertaken to correct fire-safety violations required for commercial occupancy. Upon receipt of clarification from the Bureau of Building Inspection, the property owner is prepared to proceed with the work under discussion with you and Mr. Chiu forthwith.

4. The property owner has filed an appeal of DPW Order No. 161531 with the Abatement Appeals Board for additional time to comply with the seismic safety requirements.

(11)

Since an appeal of DPW Order No. 161531 has been filed, it is respectfully requested that this appeal and the appeal on the DPW Order be consolidated for hearing. If you have any questions, please do not hesitate to call me.

Very truly yours,

Alice Suet Yee Barkley

Alice Suet Yee Barkley

cc: Mr. Thompson Chow
Mr. Wayne Hu
Mr. Andrew Fagan

A0407931.CHO

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

pellant's Name & Mailing Address:

Guy Limited Partnership
c/o The Savoy Hotel
580 Geary Street
San Francisco, CA 94102

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complain
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 580-598 Geary St.

BLOCK 0305 LOT 013

APPEAL NO. 3338 S-NC-DEQ DK

INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 10, 1992 will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

:c: Andy Forrest
650 5th St., #501
San Francisco, CA 94107

* Original Notice of Hearing is sent to Appellant.
A copy is sent to Appellant's Agent.

) 215 (Rev. 9/87)

(13)

(15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

ANDY FORREST
Appellant

Appeal Number 3338

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 580 GEARY ST. San Francisco. They contain _____ dwelling units and 110 ~~rooming units.~~ TOURIST ROOMS.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

WE ARE APPEALING THE NOTIFICATION BY THE CITY & COUNTY OF THE NON-COMPLIANCE TO THE FRANCHISE TAX BOARD. THE NATURE OF THE NON-COMPLIANCE IS SPRINKLERS IN THE MAIDS LINEN CLOSETS AND SELF CLOSING DOOR CLOSERS AS PER HOTEL SPRINKLER ORDINANCE.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board)

WE HAVE CONSULTED WITH OCEAN FIRE SPRINKLER AND HAVE RECEIVED A PROPOSAL FROM THEM. IT IS SIGNED AND ACCEPTED AND OCEAN FIRE SPRINKLER IS DRAWING UP PLANS FOR IMMEDIATE SUBMITTAL. WORK WILL PROCEED IMMEDIATELY UPON PERMIT ISSUANCE.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner / (agent,) (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is: ANDY FORREST, P.E., 650 5TH ST., #501 SAN FRANCISCO, CA. 94107

Telephone Number: 546-1077

Dated: 12/9, 1992.

Signature of Appellant Andy Forrest PE

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

# Ocean Fire Sprinkler Systems, Inc.

Commercial • Industrial • Residential

850 66th Ave., Oakland, CA 94621 • (415)569-6776 • Lic. No. 459633


## PROPOSAL

| | |
|---|---|
| To: SAVOY HOTEL<br>580 GEARY<br>SANFRANCISO, CA. 94102<br><br>ATTN: JENS RASCH | Contractors are required by law to be licensed and regulated by the Contractors' State License Board Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors' State License Board - P.O. Box 26000. Sacramento, California 95826 . . . |
| Job Name SAVOY HOTEL | Job Location: 580 GEARY |
| Owner: MANOU MOBEDSHAHI | Date: 11/17/92 |

1 WORK: The undersigned proposes to furnish labor, material, equipment and services to complete the following work

RECONNECT EXISTING ABANDONED WATER LINE FEEDING MAID AND LINEN CLOSETS TO SOURCE. INSTALL FIR SPRINKLERS IN MAID AND LINEN CLOSETS. PER CITY CODE REQUIREMENT. UTILIZING EXISTING 3/4" WATER PIPE STUBBED OUT AND CAPPED IN EACH CLOSET. PIPE USED WILL BE COPPER RUN EXPOSED ROUTING PIPE AS CLOSE AS POSSIBLE TO WALL SURFACES.

EXCLUSIONS: PAINTING OF PIPE, ELECTRICAL CONNECTIONS,ANY LEAKS FROM ACTIVATING ABANDONED WATER LINE, PATCHING AND REPAIR OF ANY SHEET ROCK REMOVED NECESSARY TO INSTALL ATION.

☐ Continued on Page 3, attached

2. TIME: The work shall start on or about OWNERS SCHEDULE

3. PAYMENTS: The work shall be done for the sum of three thousand six hundred fifty

Dollars ($ 3650.00 ) payable as follows: 10% upon sigining of contract, 80% on rough inspection, 10% balance upon final inspection

4 CONDITIONS. The conditions listed on the reverse side hereof are an integral part of this Proposal. Said conditions shall be incorporated into any subsequent agreement. Unless otherwise specifically stated herein, the subsequent agreement shall be based on AIA Document A401, Contractor-Subcontractor Agreement, current edition.

This Proposal is void twenty days from date hereof at the option of Pacific Plumbing Systems

Respectfully submitted.

**OCEAN FIRE SPRINKLER SYSTEMS**

By Dailey Peoples
DAILEY PEOPLES

Title DESIGNER/ESTIMATOR

Accepted.

Name/Title _____

Signature _____

Date _____

Upon acceptance, please return signed original copy of this Proposal

(15) the above has been signed + accepted.
AZ

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

pellant's Name & Mailing Address:

Drogitis Art & Mary A
1309 Murchison Dr
Millbrae, CA 94030

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complain Waived Hearing
- [ ] Other

PROPERTY ADDRESS 16-18 Fairmount St.
BLOCK 6662 LOT 005
APPEAL NO. 3339 S-NC-DEQ DI
INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 11, 1992, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

) 215 (Rev. 9/87) (16)

(5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

1-273

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Art & Mary Anne Drogitis
Appellant

Appeal Number 3339

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 16-18 Fairmount Street San Francisco. They contain three dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

We acquired property as is, no remodeling was done by us. Building sits on zoning (R-H-2). We will attempt to legalize unit.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

We need a six months extension

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 16-18 Fairmount Street

(5) The official address of the undersigned is:
1309 Murchison Dr. Millbrae, CA 94030

Telephone Number: 697-4758

Dated: December 8, 19 92.

Signature of Appellant A A Drogitis

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(17)

CONDITIONS AND STIPULATIONS

Approved: X-3 (R-4-2) C.P.C. 5-16

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

APR 4 1978

DEPARTMENT OF CITY PLANNING

Approved:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved: As noted on plans

5/4/78

PLAN CHECKER, BUREAU OF BUILDING INSPECTION

Approved: as noted on plans

SPECIAL INSPECTION AND REPORTS REQUIRED UNDER SECTION 305.A SUBMIT REPORTS TO THE BUREAU OF BLDG. INSPECTION FOR THE FOLLOWING

See Sht #1

4/26/78

CIVIL ENGINEER, BUREAU OF BUILDING INSPECTION

Approved:

TRANSMITTED TO DEPT OF PUBLIC HEALTH FOR CHECKING

DIRECTOR OF PUBLIC HEALTH

Approved:

SEPARATE RECORD

BUREAU OF ENGINEERING

Approved:

ART COMMISSION

Approved:

I agree to comply with all conditions or stipulations of the various bureaus or departments named on this application, and attached Statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S AUTHORIZED AGENT

(18)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

pellant's Name & Mailing Address:

Filian Levon
1598 Bush Street
San Francisco, CA 94109

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complain
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 572-574A Grove St.
BLOCK 0794 LOT 035
APPEAL NO. 3340 S-NC-DEQ DC-1
INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 21, 1992, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Owner's Other Address:
Filian Levon
P. O. Box 423267
San Francisco, CA 94142

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

) 215 (Rev. 9/87)

(19)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

92-116

APPEAL TO THE ABATEMENT APPEALS BOARD

OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

LEVON FILIAN
Appellant

Appeal Number 3340

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 572-574 GROVE ST San Francisco. They contain 4 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) The permit has been taken, the contractor is willing to work. The tenant is not cooperating, will not move out, or let contractor in. This is an ongoing over 1 year I am forced to ~~take~~ take legal actions.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
P.O BOX 423267
S.F CA 94142
Telephone Number: 776-2712 x 243

Dated: 12-7-, 1992.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

ICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

ellant's Name & Mailing Address:

Ramon Luna, Sr.
915 Minnesota St.
San Francisco, CA 94107

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complain
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 172 Highland Av.
BLOCK 5718 LOT 055
APPEAL NO. 3341 S-NC-DEQ DC
INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 23, 1992, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

215 (Rev. 9/87)

(21)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

RAMON LUNA
Appellant

Appeal Number 3341

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 172 HIGHLAND AVENUE San Francisco. They contain TWO (2) dwelling units and N/A rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

ENCLOSED PLEASE FIND A COPY OF THE APPLICATION FROM THE DEPARTMENT OF PUBLIC WORKS, BUILDING APPLICATION NUMBER 9221155 DATED DECEMBER 7th. 1992.
TO COMPLY WITH CITY CODE VIOLATIONS, AND BRING IT UP TO CODE.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

I HAD A PROBLEM EVICTING THE PERSON THAT OCCUPIED THE PREMISES IN ORDER TO COMMENCE THE REMODELING REQUESTED BY THE DEPARTMENT OF PUBLIC WORKS., AND THE SAN FRANCISCO BUILDING CODE.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above OWNER.

(5) The official address of the undersigned is:
915 MINNESOTA ATREET, SAN FRANCISCO, CA, 94107

Telephone Number: (415) 285-4031

Dated: DECEMBER 9th., 1992.

Signature of Appellant Ramon Luna

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(22)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

ppellant's Name & Mailing Address:

Stanley & Sandy Chin
c/o Jerry F. Chin
1283 Fascination CR
El Sobrante, CA 94803

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Noti
- [ ] Superintendent's Complai
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 275 12th Av.
BLOCK 1421 LOT 011
APPEAL NO. 3342 S-NC-DEQ DI
INSPECTOR L. M. Kornfield

ear Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 5, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

cc: Diana Chin
1283 Fascination Circle
El Sobrante, CA 94803

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.
A copy is sent to Appellant's Agent.

D 215 (Rev. 9/87)

(23)

(15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Diana Chin
Appellant

Appeal Number 3342

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 275 - 12th Ave San Francisco. They contain 4 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
This appeal is to prevent the notice of noncompliance being sent to the Franchise Tax Board.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
The building permit has been approved.
The illegal unit will be taken out.
The work will be completed within the time frame given by the building department. (see enclosed)
(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
1283 Fascination Circle
El Sobrante, Ca. 94803
Telephone Number: (510) 222-1261

Dated: 1/5/93, 19___.

Signature of Appellant Diana Chin

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

ppellant's Name & Mailing Address:

Andrew R. Moss
504 Liberty St.
San Francisco, CA 94114

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complair
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 504 Liberty St.
BLOCK 3603 LOT 051
APPEAL NO. 3343 S-NC-DEQ DA
INSPECTOR L. M. Kornfield

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 6, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

cc: Kevin Wallace
400 Day Street
San Francisco, CA 94131

* Original Notice of Hearing is sent to Appellant.
A copy is sent to Appellant's Agent.

D 215 (Rev. 9/87)

(25)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Andrew Moss
Appellant

Appeal Number 3343

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 504 Liberty Street San Francisco. They contain 3 dwelling units and -0- rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) Appealing from a "Notice of Noncompliance (Substandard Rental Housing)". Copy attached.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board) Notice should be reversed because a building permit application has been filed To resolve the matter. This is application #92 22291.

(Attach an additional sheet if necessary)

(4) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above see pg#1.

(5) The official address of the undersigned is:
Kevin Wallace Wallace Remodeling, Inc.
400 Day Street S.F. CA 94131
Telephone Number: 415 550 1993

Dated: 1/4/93, 1993.

Signature of Appellant KW Wallace

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY

OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

ppellant's Name & Mailing Address:

Dorosin Family Revoc Tr
c/o Hansell & Choy Dorosin
1464 Union Street
San Francisco, CA 94109

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complai
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1454-1464 Union Street
BLOCK 0526 LOT 015
APPEAL NO. 3344 S-NC-DEQ DA
INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 8, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

cc: David L. Hansell
1464 Union Street
San Francisco, CA 94109

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.
A copy is sent to Appellant's Agent.

D 215 (Rev. 9/87)

(27)

15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

9L-338

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

LA OOROSIN
L. Choy
D. HANSELL
Appellant

Appeal Number 3344

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1454-64 Union St San Francisco. They contain 18 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

Notice of Noncompliance
TO FRANCHISE TAX BOARD

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Respectfully request 30 day extension to complete checklist items and obtain clearance by building inspector

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Yes.

(5) The official address of the undersigned is:
1464 Union St SF 94109

Telephone Number: bus 346 7282 or 775-3222

Dated: 1-8, 1993.

Signature of Appellant David L. Hansell

File Appeal with the Abatement Appeals Board (AAB), Room 260
Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102
Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

ppellant's Name & Mailing Address:

1400 Washington St. Ass'n.
1067 Broadway
San Franciso, CA 94133

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notic
- [ ] Superintendent's Complair
  Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1400 Washington St

BLOCK 0187 LOT 007

APPEAL NO. 3345 S-NC-DEQ DC

INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 22, 1992, will be heard by the Board at 1:30 p.m. on May 26, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

cc: Christopher Lane
1067 Broadway
San Francisco, CA 94133

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.
A copy is sent to Appellant's Agent.

D 215 (Rev. 9/87)

(29)

(15) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

**FRANCHISE TAX BOARD**

1400 WASHINGTON STREET ASSN. Appeal Number 3345
Appellant

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1400 WASHINGTON STREET San Francisco. They contain 18 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

SEE ATTACHED

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

SEE ATTACHED

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/(agent), (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1067 BROADWAY
SAN FRANCISCO, CA 94133
Telephone Number: (415) 776-4500

Dated: 12/22/, 1992.

Signature of Appellant _____
CHRISTOPHER LANE

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO
DEPARTMENT OF PUBLIC WORKS

Date Issued: 4/28 1987

# PERMIT OF OCCUPANCY

issued to

1400 WASHINGTON ST ASSN

authorizes the operation of an

6rms. 11-5rms. 1-4rms. Units
TOTAL 18 of.....Rooms at 1400 WASHINGTON ST

PERMIT IS VALID FROM DATE OF ISSUANCE UNTIL REVOKED AND IS NOT FERABLE. CHANGE OF OWNERSHIP MUST BE REPORTED IMMEDIATELY.

Director of Public Works

FRAME AND POST IN PLAIN VIEW

## ATTACHMENT TO APPEAL TO THE ABATEMENT APPEALS BOARD

2. Pursuant to a Housing Inspector's citation dated July 27, 1989, the complaint states that the two-room unit located in the Northwest unit of the building is illegal.

2.1. In October, 1986, a building permit (application #08512663) was granted. Among other things, it legalized the pre-existing 18th unit (attached Exhibit A).

2.2. On April 28, 1987, the owners received a Permit of Occupancy from the Director of Public Works certifying 18 legal units in the building. (Exhibit B)

2.3. The owners had been attempting to comply with an agreement reached with Mr. Ray Fong to construct a small garage in the Northwest corner of the building. For that work, permit application #9006553 (filed April 4, 1990) is pending. For reasons that are not entirely clear, the owners were required to seek a variance for that work. In view of the complaint about the 18th unit, the Planning Department also addressed that issue. Their decision issued November 18, 1991 reaffirmed the legality of the 18th unit and permitted the owners to construct parking.

2.4. The Plan Checking Division is reneging on a previous agreement with the owners and are now requiring additional seismic work outside the immediate area of the garage. The owners have been negotiating with them in good faith to resolve that issue and have the permit issued.

3. The Housing Inspector erred in citing 1400 Washington Street for an illegal unit, and, therefore, the ensuing complaint of the Superintendent should be canceled or withdrawn with prejudice. The evidence for this is compelling.

3.1. Pursuant to 3.1 and 3.2 above, when the inspector issued the citation, the unit was, in fact, legal. If the inspector had done his homework, the citation would not have been issued and should now be declared void.

3.2. Even if it were a valid complaint, the owners were primarily required to obtain a building permit which they have been diligently pursuing (see 3.2 and 3.3 above). Thus, even if there were a technical violation, it has been corrected, and any complaint should be declared abated.

3.3. Our plans and agreement with Plan Checking call for seismic upgrading of the new garage area but not outside that area. So that the owners can proceed with our work, the owners ask that our permit be issued as originally agreed without retroactive demands that the owners undertake additional and financially punitive seismic upgrading outside the garage area.

EXHIBIT A

SFRA | PCD | PARAPET | PAD-STR | PAD-FD | PAD-ARC | HEALTH | DAH | CPC | DOC | CNTR | CHANGE | BE | BBR | BOND | DSS | APPROVED FOR ISSUANCE | EXPIRES | DEPARTMENT | YES | NO | BLDG. FILE | 3/8

APPROVED
Dept. of Public Works
OCT 03 1986
Franklin Lew
SUPERINTENDENT
BUREAU OF BUILDING INSPECTION

APPLICATION NUMBER 8512682

OSHA APPROVAL REQ'D ☐
APPROVAL NUMBER

# APPLICATION FOR BUILDING PERMIT
## ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ PRE-APPROVAL SITE INSPECTION REQUIRED
FORM 8 ☐ OVER-THE-COUNTER ISSUANCE

2 NUMBER OF PLAN SETS NA

## CITY AND COUNTY OF SAN FRANCISCO
## DEPARTMENT OF PUBLIC WORKS

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF PUBLIC WORKS OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

| DATE FILED | FILING FEE RECEIPT NO. | (1) STREET ADDRESS OF JOB | BLOCK & LOT |
|---|---|---|---|
| 6 NOV. 85 | 14 3942 | 1400 WASHINGTON | |

| PERMIT NO. | ISSUED | (2A) ESTIMATED COST OF JOB | (2B) REVISED COST: |
|---|---|---|---|
| 855330 | OCT 03 1986 | ~~$80,000.00~~ | ~~$[illegible]~~ 300,000 |

DSP PEE

DATE:

## INFORMATION TO BE FURNISHED BY ALL APPLICANTS

### DESCRIPTION OF EXISTING BUILDING

| (4A) TYPE OF CONSTR. | (5A) NO. OF STORIES OF OCCUPANCY | (6A) NO. OF BASEMENTS AND CELLARS: | (7A) PRESENT USE: | (8A) OCCUP. CLASS. | (9A) NO. OF DWELLING UNITS: |
|---|---|---|---|---|---|
| TYPE V | 4 | 1 | RESIDENTIAL APTS | R-1 | 17 |

### DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

| (4) TYPE OF CONSTR. | (5) NO. OF STORIES OF OCCUPANCY | (6) NO. OF BASEMENTS AND CELLARS: | (7) PROPOSED USE: | (8) OCCUP. CLASS. | (9) NO. OF DWELLING UNITS: |
|---|---|---|---|---|---|
| TYPE V | 4/5 | 1 | RESIDENTIAL APTS | R-1 | 18 |

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES ☒ NO ☐

(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES ☒ NO ☐

(12) ELECTRICAL WORK TO BE PERFORMED? YES ☒ NO ☐

(13) PLUMBING WORK TO BE PERFORMED? YES ☐ NO ☐

(14) GENERAL CONTRACTOR — ADDRESS — PHONE — CALIF. LIC. NO. — EXPIRATION DATE

(15) OWNER (LESSEE) (CROSS OUT ONE) GEO. HUFFORD 1111 GREEN ST. S.F. — ADDRESS — PHONE (FOR CONTACT BY BUREAU) 771-9916 · 4170

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT):
ADD NEW 3rd BATHS ~~[illegible]~~ NEW CABTS IN KITCHENS. ~~ADD CONCRETE DRIVING PROGRAM~~ ~~& ROOF~~.
ADD NEW APT IN BASEMENT (2)

## ADDITIONAL INFORMATION — FORM 3 APPLICANTS ONLY

| | | | | | |
|---|---|---|---|---|---|
| (17) DOES THIS ALTERATION CREATE ADDITIONAL STORY TO BUILDING? | YES ☐ NO ☒ | (18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT | FT. | (19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? | YES ☐ NO ☒ |
| (20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA | SQ. FT. | (21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? | YES ☐ NO ☒ | (22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? | YES ☐ NO ☐ |
| (23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) | YES ☐ NO ☒ | (24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? | YES ☐ NO ☐ | | |

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐) — ADDRESS — CALIF. CERTIFICATE NO.

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN"). — ADDRESS

### IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts. See Sec. 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this bureau for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) or (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT ☐ ENGINEER
☐ LESSEE ☒ AGENT WITH POWER OF ATTORNEY
☐ CONTRACTOR ☐ ATTORNEY IN FACT

### APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

(33)

### NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of the permit, agree(s) indemnify and hold harmless the City and County of San Francisco from and aga any and all claims, demands and actions for damages resulting from operations unc this permit, regardless of negligence of the City and County of San Francisco, and assume the defense of the City and County of San Francisco against all such clair demands and actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State California, the applicant shall have on file, or file with the Central Permit Bureau, eith Certificate (I) or (II) or (III) designated below or shall indicate Item (IV) or (V) or ( below, whichever is applicable. If however, Item (VI) is checked then Item (V) must checked as well. Mark the appropriate method of compliance below:

( ) I. Certificate of Consent to Self-Insure issued by the Director Industrial Relations.
( ) II. Certificate of Workmen's Compensation Insurance issued by admitted insurer.
( ) III. An exact copy or duplicate of (I) certified by the Director or certified by the insurer.
( ) IV. The cost of the work to be performed is $100 or less.
(X) V. I certify that in the performance of the work for which this Permit issued, I shall not employ any person in any manner so as to becon subject to the workman's compensation laws of California. further acknowledge that I understand, in the event that I shou become subject to the workman's compensation provisions of t Labor Code of California and fail to comply forthwith with t provisions of Section 3800 of the Labor Code, that the Permit here applied for shall be deemed revoked.
(X) VI. I certify as the owner (or the agent of the owner) that in the perfo mance of the work for which this Permit is issued, I will employ contractor who complies with the workman's compensation laws California and who has on file, or prior to the commencement of a work will file, with the Central Permit Bureau evidence th workman's compensation insurance is carried.

[signature] DIDEA 6 NOV. 85
Applicant's Signature — Date

APPROVED

Approved [illegible] 1986

HAIS

Public Works

1465 [illegible] 03 1986

SP BC

Smoke Alarms to be Installed in Basement

UBC

BUILDING INSPECTION, BUR. OF

APPROVED: provide additional alternate parking space, provide 36 more common usable open space

INSPECTION REQUIRED

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW. MAR 27 1986

DEPARTMENT OF CITY PLANNING

APPROVED:

SUBMIT SPRINKLER PLAN PER N.F.P.A. # 13, 1976 SEC. 1.9

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

APPROVED:

SPECIAL INSPECTION AND REPORTS REQUIRED PER SECTION 305- a. b. c. SUBMIT REPORTS TO THE BUREAU OF BLDG. INSPECTION FOR THE FOLLOWING

CITY ENGINEER, BUR. OF BLDG. INSPECTION

APPROVED:

BUREAU OF ENGINEERING

APPROVED:

DEPARTMENT OF PUBLIC HEALTH

APPROVED:

REDEVELOPMENT AGENCY

APPROVED: FOR STATED WORK ONLY. COMPLY WITH S.F. HEATING, SECURITY, AND ENERGY CONSERVATION ORDINANCE

BUREAU OF INV. OF APT. & HOTEL INSP. A.U.

APPROVED:

HOUSING (34)

Energy ME A-4784

I agree to comply with all conditions or stipulations of the variance [illegible] stipulations noted on this application, and attached statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments

OWNER'S AUTHORIZED AGENT

Conservation Ordinance 72-82; before a final inspection approval can be issued for the work stated on this application, this building must comply with the Residential Energy

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

DATE:

REASON:

NOTIFIED MR.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Bl.
BLOCK 5402 LOT 063
HEARING DATE April 28, 1993
APPEAL NUMBER 3322
INSPECTOR Laurence M. Kornfield, Chie

ABATEMENT APPEALS BOARD DECISION:

At the request of the Department, the case is held over thirty (30) days. The next hearing will be on May 26, 1993 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: May 4, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Bl.
BLOCK 5402 LOT 063
HEARING DATE March 24, 1993
APPEAL NUMBER 3322
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on April 28, 1993.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: April 12, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Blvd.
BLOCK 5402 LOT 063
HEARING DATE March 24, 1993
APPEAL NUMBER 3322
INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
- Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT
- ☐ PRESENT

Appellant Guido Giosso
Address 227 Concord Street
San Francisco, CA 94112

PROPERTY ADDRESS 1025 Bayshore Blvd.
BLOCK 5402 LOT 063
HEARING DATE January 27, 1993
APPEAL NUMBER 3322
CHIEF INSPECTOR Laurence M. Kornfield

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the owner. The next hearing will be on Wednesday, February 24, 1993 at 1:30 P.M., Room 282, City Hall.

Peter Burns, Acting Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: February 5, 1993

CITY AND COUNTY OF SAN FRANCISCO

ABATEMENT APPEALS BOARD

CE OF THE SECRETARY

PERTY CONSERVATION

NOTICE OF AAB/FTB HEARING

ellant's Name & Mailing Address:

Guido Giosso

227 Concord Street

San Francisco, CA 94112

Date: January 6, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1025 Bayshore Bl

BLOCK 5402 LOT 063

APPEAL NO. 3322 S-NC-DEQ DC

Chief INSPECTOR Laurence M. Kornfield

r Appellant:

s is to serve notice that your appeal, filed with the Abatement Appeals Board on Oct. 5, 1992, will be heard by the Board at 1:30 p.m. on January 27, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the artment of Public Works, Room 301, 450 McAllister Street. Please bring any uments and information that may support your appeal such as contracts, permits, . Failure to be represented will constitute an automatic denial.

are entitled to appear personally with your witnesses, if any, and to have with counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

* Original Notice of Hearing was sent to Appellant.

up

215 (Rev. 9/87)

(39)

5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Guido Grosso
Appellant

Appeal Number 3327

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1025 Bayshore Blvd. San Francisco. They contain One dwelling units and NO rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
We will abate the nuisance by complying with the Bureau of Building Inspection

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
227 Concord St. S.F. 94112

Telephone Number: 415- ~~345~~ 333-2495

Dated: Sept 30, 1992

Signature of Appellant Guido Grosso

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742. Room 260

(40)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☒ ABSENT
- ☐ PRESENT

Appellant Donald J. Lawson
Address 1520 Shrader Street
San Francisco, CA 94117

PROPERTY ADDRESS 3233-37 Sacramento St.
BLOCK 1022 LOT 023
HEARING DATE March 24, 1993
APPEAL NUMBER 3326
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

The case is continued for sixty (60) days at the request of the Appellant. The next hearing will be on May 26, 1993.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: April 13, 1993

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 101
San Francisco, CA 94102

NATURE OF APPEAL

/ / Director's Order
/X/ Franchise Tax Board
/ / Superintendent's Complaint
Waived Hearing

/ / ABSENT
/ / PRESENT

## NOTICE OF DECISION

Appellant Donald J. Lawson
Address 1520 Shrader Street
San Francisco, cA 94117

PROPERTY ADDRESS 3233-37 Sacramento St.
BLOCK 1022 LOT 023
HEARING DATE March 24, 1993
APPEAL NUMBER 3326
INSPECTOR Derrill Langer

ABATEMENT APPEALS BOARD DECISION:

There was no quorum of the Board. Your case will be heard on March 24, 1993.

Neil G. Gains, AIA
Acting Secretary

REHEARING: Pursuant to Sec. 203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm. 260, 1390 Market St., San Francisco, CA 94102.

DATE MAILED: March 9, 1993

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

DONALD J. LAWSON
Appellant

Appeal Number 3326

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3233 SACRAMENTO ST San Francisco. They contain 0 dwelling units and 0 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) I have filed a permit application as requested by the city in order to obtain a certificate for work done under permit by the master lease holder. No new work or construction is contemplated of the scope of the permit being documentation of legal use.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board) I wish that the certificate of completion be issued and the use documented.

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:
1520 SHRADER ST
SAN FRANCISCO, CA 94117
Telephone Number: 415 664 4222

Dated: November 9, 1992.

Signature of Appellant Donald J. Lawson

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF ~~XXXX~~/FTB HEARING

Appellant's Name & Mailing Address:

Donald J. Lawson
1520 Shrader Street
San Francisco, CA 94117

Date: February 3, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3233-37 Sacramento St.
BLOCK 1022 LOT 023
APPEAL NO. 3326 S-NC-DEQ DC-2
INSPECTOR _____

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on 11/12/92, will be heard by the Board at 1:30 p.m. on February 24, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Peter Burns

Peter Burns, Acting Secretary
Abatement Appeals Board

*** Original Notice of Hearing was sent to Appellant.**

PCD 215 (Rev. 9/87)

(44)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Donn C. Warton
Address 2661 Harrison St.
San Francisco, CA 94110

PROPERTY ADDRESS 2661 Harrison St.
BLOCK 4148 LOT 020-C
HEARING DATE April 28, 1993
APPEAL NUMBER 3331
INSPECTOR Laurence M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the Appellant. The next hearing will be on May 26, 1993 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: May 4, 1993

Abatement Appeals Board
450 McAllister St., Rm. 301
San Francisco, CA 94102

April 16, 1993

Re: Appeal # 3331

I plan to be out of town on April 28, the date scheduled for my hearing. Please schedule my appeal for another date.

Enclosed is a copy of the permit application submitted by Mark Pierce on my behalf. I am presently waiting for permit issuance. I am confident that eviction of tenants, completion of work and Bureau of Building inspection can be completed in 90 days. In the meantime, I will be happy to attend any required hearing.

Please feel free to contact me or Mark Pierce about this. Mr. Pierce can be reached at 695-1100; I can be reached at 821-6868. Thank you in advance for your attention to this.

Sincerely,

Donn C. Warton
2661 Harrison St.
San Francisco, CA 94110

cc: Mark Pierce, architect

encl:

(46) -F

5.10
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p6B3

// PUBLIC WORKS Public Library
c/o Jerry Roth

# CITY AND COUNTY OF SAN FRANCISCO
# ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
## MINUTES OF HEARING NO. 364
## MAY 26, 1993
## Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.
JUL 09 1993
SAN FRANCISCO
PUBLIC LIBRARY

**BOARD MEMBERS PRESENT**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

**DEPARTMENT REPRESENTATIVES**

Neil Rains, A.I.A. - Acting Secretary of AAB
Laurence M. Kornfield - Chief Bldg. Inspector

**ABATEMENT APPEALS:**

#6486 530 Jackson Street
Thompson Chow
c/o Alice Suet Yee Barkley
(Absent)

DECISION: The case is continued for thirty (30) days at the request of the Appellant's Attorney. The next hearing will be on June 23, 1993.

**FRANCHISE TAX BOARD HEARINGS:**

#3376 530 Jackson Street
Thompson Chow
c/o Alice Suet Yee Barkley
(Absent)

DECISION: The case is continued for thirty (30) days at the request of the Appellant's Attorney. The next hearing will be on June 23, 1993.

#3338 580-598 Geary Street
Guy Limited Partnership
c/o Andy Forrest
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Notice of noncompliance will be referred to the Franchise Tax Board.

#3339 16-18 Fairmount Street
Art & Mary A. Drogitis
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on June 23, 1993.

FRANCHISE TAX BOARD HEARINGS:

#3340 572-74A Grove Street
Filian Levon
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on June 23, 1993.

#3341 172 Highland Avenue
Ramon Luna, Sr.
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Notice of noncompliance will be referred to the Franchise Tax Board.

#3342 275 12th Avenue
Stanley & Sandy Chin
c/o Diana Chin
(Absent)

FINDING: Case is abated.

#3343 504 Liberty Street
Andrew R. Moss
c/o Kevin Wallace
(Absent)

FINDING: Case is abated.

#3344 1454-64 Union Street
Dorosin Family Revoc Tr
c/o David Hansell
(Absent)

FINDING: Case is abated.

#3345 1400 Washington Street
1400 Washington Street Assn.
c/o Christopher Lane
(Present)

DECISION: The appeal is granted with the decision to coincide with previous decision that the Appellant was given one hundred twenty (120) days to complete all required work. Franchise Tax Board will be notified if all required work is not done by July 26, 1993.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3322 1025 Bayshore Blvd.
Guido Giosso
(Absent)

FINDING: Case is abated.

#3326 3233-37 Sacramento Street
Donald J. Lawson
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days. Franchise Tax Board will be notified if all required work is not done by September 27, 1993.

#3314 2661 Harrison Street
Donn C. Warton
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. Franchise Tax Board will be notified if all required work is not done by August 26, 1993.

#3383 78 Buchanan Street
Frank Lembi
c/o Walter Wong
(Present)

DECISION: It was the decision of the Board Members to prepare a new Notice of Compliance dated March 27, 1987. President William Abend abstained from hearing this case.

Neil G. Rains, AIA
Acting Secretary

LK:sp

REVISED COPY (6/23/93)

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23-93

Public Works

Public Library,
c/o Jerry Roth

# CITY AND COUNTY OF SAN FRANCISCO
# ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
## AGENDA OF HEARING NO. 365
## JUNE 23, 1993
## Room 282, City Hall at 1:30 P.M.

**ABATEMENT APPEALS BOARD MEMBERS**

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

**CITY STAFF PERSONNEL**

Neil G. Rains, Acting Secretary of AAB
L. M. Kornfield, Chief Bldg. Insp. CED

DOCUMENTS DEPT.
JUN 8 1993
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PUBLIC LIBRARY

| Item No. | Page No. | Case No. | Property Address |
|---|---|---|---|
| **ABATEMENT APPEALS:** | | | |
| 1. | 1 - 3 | 6485 | 201-203 Noe Street<br>Wood, Robert E. & Hodge, Stephen |
| 2. | 4 - 6 | 6487 | 51 Kissling Street<br>Constantinos Nikitopoulos |
| 3. | 7 - 9 | 6488 | 128 Sagamore Street<br>Blanca O. Lopez<br>c/o Leon Otero |
| **ABATEMENT APPEALS CONTINUED HEARING:** | | | |
| 4. | 10 - 18 | 6486 | 530 Jackson Street<br>Thompson Chow<br>c/o Alice Suet Yee Barkley |
| **FRANCHISE TAX BOARD HEARINGS:** | | | |
| 5. | 19 - 20 | 3346 | 149 London Street<br>Myra Gulley |
| 6. | 21 - 22 | 3347 | 3024 Noriega Street<br>Wing Hang Leung<br>c/o Sinceria Leung |
| 7. | 23 - 24 | 3348 | 807-811 Alvarado Street<br>Daniel Erlach |

FRANCHISE TAX BOARD HEARINGS:

| | | | |
|---|---|---|---|
| 8. | 25 - 26 | 3349 | 1001-1005 Powell Street<br>Do Loy & Lai T Young Rev Tr |
| 9. | 27 - 29 | 3350 | 201-203 Noe Street<br>Robert E. Wood & Stephen Hodge |
| 10. | 30 - 32 | 3351 | 279 20th Avenue<br>Josephine L. Won |
| 11. | 33 - 34 | 3352 | 1565 Jackson Street<br>Steven Y. Mar |

FRANCHISE TAX BOARD CONTINUED HEARINGS:

| | | | |
|---|---|---|---|
| 12. | 35 - 39 | 3376 | 530 Jackson Street<br>Thompson Chow<br>c/o Alice Suet Yee Barkley |
| 13. | 40 - 43 | 3339 | 16-18 Fairmount Street<br>Art & Mary A. Drogitis |
| 14. | 44 - 46 | 3340 | 572-574A Grove Street<br>Filian Levon |

E n d .

/ts

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

)FFICE OF THE SECRETARY
'ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

.ppellant's Name & Mailing Address:

Wood, Robert E. & Hodge, Stephen
561 Rainbow Drive
Napa, CA 94558

Date: June 2, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 201 Noe Street
BLOCK 3560 LOT 20-C
APPEAL NO. 6485 S-NC-DEQ DIO
INSPECTOR L. M. Kornfield

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on March 3, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(1)

D 215 (Rev. 9/87)

File appeal with
atement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

ROBERT E WOOD
STEPHEN S. HODGE
Appellant

Appeal Number 6485

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 1-6-93.

(2) The affected premises are located at 201/203 NOE ST, San Francisco. They contain 3 dwelling units and 0 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
WE ARE IN THE PROCESS OF CORRECTING THE DEFICIENCIES OF THIS PROPERTY. WE ARE/HAVE APPLIED FOR A ZONING VARIENCE TO ALLOW A "FLOOR OF OCCUPANCY" TO LEGALIZE THE UNIT.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
WE NEED THE EXTRA TIME GRANTED BY THE APPEALS BOARD TO BRING THIS UNIT TO CODE

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the (owner)/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
561 RAINBOW DR
NAPA CA 94558
Tel. No (707) 252-9582

Date 3/4/93

Robt. E. Wood
Signature (Print Name Below)
(2) ROBERT E WOOD.

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

**City and County of San Francisco**

DOC- F274883
SFCC-PUBLIC WORKS
Tuesday: January 19, 1993 01:33:
TOTAL ->
REEL F797 IMAGE 064

ADDRESS: 201 NOE STREET

BLOCK: 3560 LOT: 20C
SEQ: 01 CASE: DIO

WOOD, ROBERT E. & HODGE, STEPHEN
561 RAINBOW DRIVE
NAPA, CA 94558

OWNER'S NAME:
WOOD, ROBERT E. & HODGE, STEPH

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,220

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 160,137. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 28, 1993

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)
APPROVED: JANUARY 6, 1993

(3)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY

ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Mr. Constantinos Nikitopoulos
51 Kissling Street
San Francisco, CA 94103

Date: June 2, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 51 Kissling Street

BLOCK 3517 LOT 024

APPEAL NO. 6487 S-NC-DEQ Adm. Hrg.

INSPECTOR L. M. Kornfield

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 4/29/93, will be heard by the Board at 1:30 p.m. on June 23, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(4)

D 215 (Rev. 9/87)

APPEAL FILING
File appeal with
atement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

Constaninos Nikitopoulos
Appellant

Appeal Number 6487

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on Monday, February 22, 1993.

(2) The affected premises are located at 51 Kissling Street, San Francisco. They contain one (1) dwelling units and none rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

I, Constantinos Nikitopoulos, who speaks limited english, I'm appealing the Director's Order and earlier Notice of Violation instructing me... to legalize or remove the ground floor rooms to my house.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

I ask for a Lifetime Moratorium to allow me use of this space. Although it has a separate kitchem this space is not a separate unit. The entire building is family occupied but I am led to living dowstairs from my wife and the rest of the family for personal reasons. There are no impacts on any of the neighbors or on the nerighborhood parking.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/~~Agent~~, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:

51 Kissling St.
San Francisco, Ca.
Tel. No. 861-4972 OR 861-5697

Date April 28, 1993

[signature]
Signature (Print ~~Name~~ Below)
Constantinos Nikitopoulos

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

(5)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection
450 McAllister Street
San Francisco, CA. 94102

March 4, 1993

Mr. Constantinos Nikitopoulos
51 Kissling Street
San Francisco, CA 94103

51 Kissling Street

Dear Sir:

The Administrative Hearing by this office held on February 22, 1993 was continued to allow an inspection of your property by Chief Building Inspector L. Kornfield. That inspection, conducted on February 26, 1993, was made at your request for the purpose of determining whether any imminent life hazards or fire hazards exist in the building so that you may proceed with a request to the Abatement Appeals Board for a moratorium on the correction of outstanding code violations.

The February 26 inspection confirmed the violations as cited by this Bureau. That inspection did not disclose any violations which were considered to be serious and imminent life or fire hazards.

You are therefore directed to file a building permit application to correct the code violations or to proceed with your appeal for a moratorium to the Abatement Appeals Board within 60 days from the date of this letter. Attached please find a form for filing this appeal along with the relevant code sections related to the moratorium. As you appear to meet the basic criteria for such a moratorium, this office will support such a request made to the Abatement Appeals Board.

Thank you for your action to resolve this outstanding enforcement concern. Please address any questions or correspondence regarding this case to Chief Building Inspector L. Kornfield.

Very truly yours,

L.L. Litchfield, P.E.
Superintendent

by: Laurence M. Kornfield
Chief Building Inspector
Code Enforcement Division

cc: Mr. C. Mouroufas, 855 Hayne Road,
Hillsborough, CA 94010
M. Gallagher, DCP
file

(6)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

)FFICE OF THE SECRETARY
'ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

.ppellant's Name & Mailing Address:

Blanca O. Lopez
128 Sagamore St.
San Francisco, cA 94112

Date: June 2, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 128 Sagamore St
BLOCK 7138 LOT 011-A
APPEAL NO. 6488 S-NC-DEQ DCO
INSPECTOR _____

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on 4/29/93, will be heard by the Board at 1:30 p.m. on June 23, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.
A copy of Hearing is sent to Appellant's Agent.

cc: Leon Otero
595 John Muir Dr., #C308
San FRancisco, CA 94132

(1)

CD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St., Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

LOPEZ, BLANCA C.
Appellant

Appeal Number 6488

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on 03-31-93.

(2) The affected premises are located at 128 SAGAMORE St., San Francisco. They contain 1 dwelling units and 3 rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)
To comply legal requirements of the SF Building Code.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)
I hereby state that this action be reverse, necesary legal requirements will be taken in behalf of the owner.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(6) The official address of the undersigned is:
595-John Muir-Dr #0308
SAN FSO, CA. 94132
Tel. No. 587-7394

Date 04/28/93

Signature (Print Name Below)
(8) LEON OTERO

(File Appeal with the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

City and County of San Francisco

Department of Public Works
Bureau of Building Inspection

CODE ENFORCEMENT DIVISION

APPEAL FILING
File appeal with
Abatement Appeals Board
1390 Market St., Suite
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

DATE: 04/09/93
PROPERTY ADDRESS:
128 SAGAMORE ST
BLOCK: 7138 LOT: 011A
SEQ: 01 CASE: DCO

LOPEZ BLANCA O
128 SAGAMORE ST
SAN FRANCISCO CA 94112

OWNER'S NAME:
LOPEZ BLANCA O

INSPECTOR: _____

DISTRICT: 38A CT: 314

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE REGULAR ORDER NO. 161730

Hearing of the complaint of the Superintendent of the Bureau of Building Inspection on file in the office of the Director of Public Works against the property at the location shown above was held on 03/31/93 in accordance with the DPW HEARING ORDER NO. 160985.
The hearing was conducted by a representative of the Director.
THE OWNER WAS NOT REPRESENTED.

Based upon the facts as submitted at the hearing, the Director finds and determines as follows:

1. That notice has been duly given as required by law and the order of the Director, more than 48 hours prior to the hearing.
2. That the conditions are as stated in the complaint of the Superintendent of the Bureau of Building Inspection.
3. That the condition of said structure constitutes a public nuisance under the terms of the Building Code of the City and County of San Francisco.

The Director hereby orders that within 30 DAYS of the date of this order, the owner or his representative shall have issued to him a permit and complete the work necessary to bring said building into conformance with the San Francisco Building Code. The time period shall commence from the date of this order.

APPEAL: Pursuant to Section 203.(t) of the San Francisco Building Code, this order may be appealed to the Abatement Appeals Board. Appeals must be in writing on forms obtained from the Abatement Appeals Board at Fox Plaza, Suite 250, 1390 Market Street (554-8742), and must be filed with the Secretary of the Board within TEN (10) DAYS of 04/27/93.

Owner
File (2)
BID (5) (1 Signed)

Approved: 03/31/93

Very Truly Yours,

John E. Cribbs
Director of Public Works

(9)



(415)554-8742 1390 MARKET ST SUITE 250 SAN FRANCISCO 94102

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint
- [ ] Waived Hearing

NOTICE OF DECISION

- [X] ABSENT
- [ ] PRESENT

Appellant Thompson Chow
Address P. O. Box 6357
San Mateo, CA 94403

PROPERTY ADDRESS 530 Jackson Street
BLOCK 0176 LOT 009
HEARING DATE May 26, 1993
APPEAL NUMBER 6486
INSPECTOR L. M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the Appellant's Attorney. The next hearing will be on June 23, 1993 at 1:30 P.M., City Hall, Room 282.

cc: Alice Suet Yee Barkley
220 Montgomery Street, Suite 691
San Francisco, CA 94102

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: June 7, 1993

(10)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Thompson Chow
P. O. Box 6357
San Mateo, CA 94403

Date: May 5, 1993

Nature of Appeal:

- [X] Director's Order
- [ ] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 530 Jackson Street

BLOCK 0176 LOT 009

APPEAL NO. 6486 S-NC-DEQ DCO

INSPECTOR L. M. Kornfield

Dar Appellant:

Tis is to serve notice that your appeal, filed with the Abatement Appeals Board on March 31, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 i Room 282, City Hall, San Francisco, CA.

I further information is desired, please inquire at the Abatement Division of the Dpartment of Public Works, Room 301, 450 McAllister Street. Please bring any dcuments and information that may support your appeal such as contracts, permits, ec. Failure to be represented will constitute an automatic denial.

Yu are entitled to appear personally with your witnesses, if any, and to have with yu counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

cc: Alice Suet Yee Barkley
220 Montgomery St., Ste. 691
San Francisco, CA 94102

(11)

PC) 215 (Rev. 9/87)

(4.5) 558-6168 450 McAllister Street, Room 301, San Francisco, CA 94102

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## DIRECTOR'S ORDER

THOMPSON CHOW
Appellant

Appeal Number 6486

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203.1 of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The order appealed from was made at a public hearing by the Director of Public Works, of the City and County of San Francisco, on February 24, 1993 : (DPW Order No. 161531)

(2) The affected premises are located at 530 Jackson Street, San Francisco. They contain _____ dwelling units and _____ rooming units.

(3) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto.)

See attached letter dated March 29, 1993.

(4) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board.)

See attached letter dated March 29, 1993.

(Attach additional sheet(s) if necessary.)

(5) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above Agent.

(6) The official address of the undersigned is:

220 Montgomery Street, Suite 691
San Francisco, CA 94104
Tel. No. (415) 989-6771

Date March 29, 1993

Alice Suet Yee Barkley
Signature (Print Name Below)

Alice Suet Yee Barkley

(File Appeal With the Abatement Appeals Board (AAB), Room 260, Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone (415) 554-8742.)

**City and County of San Francisco** — **Department of Public Works**

Office of the Director

ADDRESS: 530 JACKSON STREET

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

BLOCK: 0176 LOT: 009
SEQ.: 01 CASE: DCO

CHOW THOMPSON
P. O. BOX 6357
SAN MATEO, CA 94403

OWNER'S NAME:
CHOW THOMPSON

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,531

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON FEBRUARY 24, 1993 IN ACCORDANCE WITH THE DPW HEARING ORDER NO. 160,225. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 30 DAYS TO FILE FOR A BUILDING PERMIT.
2. 30 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
3. 30 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(1) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF MARCH 23, 1993.

John E. Cribbs

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

Rec'd. 3/29

ALICE SUET YEE BARKLEY
Attorney at Law
The Mills Building, Suite 691
220 Montgomery Street
San Francisco, California 94104

Tel: (415) 989-6771
Fax: (415) 989-1042

March 29, 1993

Mr. Neil G. Rains
Secretary of the Board
Abatement Appeals Board
1390 Market Street, Room 260
San Francisco, CA 94102

Subject: DPW Order No. 161531 - 530 Jackson Street

Dear Mr. Rains:

Our office represents Thompson Chow, the property owner. On or about March 16, 1993, the Director of Public Works issued Order No. 161531, a copy of which is attached for your information. By this letter, we are appealing the Director's Order, and are seeking modification of the compliance requirements.

On February 24, 1993, representatives of Mr. Chow met with you (as Assistant Superintendent of Construction Inspection), and Frank Chui (Assistant Superintendent of Plans Review Approval), to discuss the precise scope of compliance. At this time, building permit application no. 9205867 has been submitted and is pending before the Department. When the Bureau of Building Inspection has completed its review and site visit, it is our hope that a mutually agreed upon plan can be arrived at to bring the building up to Code.

For the sake of brevity, a copy of our letter to John Cribbs, the Director of the Department of Public Works, which sets forth the background of this case is attached herewith and incorporated herein by reference as though fully set forth. As noted in this letter, the property owner is faced with severe financial constraints. Mr. Chow is proposing to comply with the seismic safety requirements under the new UMB ordinance. In our discussion with Mr. Chui, he does not believe that the Superintendent has the power or authority to extend the time period of compliance, and suggested that this matter be appealed to you for your consideration.

Prior to the hearing, and after the Bureau of Building Inspection has completed their review, and provides our office with its determination on the precise scope of work to be undertaken, we will amend this letter to discuss our appeal with more specificity.

If you have any questions, please do not hesitate to call me.

Very truly yours,

Alice Suet Yee Barkley

cc: Mr. William M. Abend-President
Mr. Kenneth Boyhegian
Mr. Harry Jamerson
Ms. Shirley Yawitz
Mr. Carl Ernst
Mr. Thompson Chow
Mr. Andrew Fagan
Mr. Wayne Hu

A0325932.CHO

ALICE SUET YEE BARKLEY
Attorney at Law
The Mills Building, Suite 691
220 Montgomery Street
San Francisco, California 94104

Tel: (415) 989-6771
Fax: (415) 989-1042

February 23, 1993

Mr. John Cribbs
Director
Department of Public Works
City Hall, Room 260
San Francisco, CA 94102

Subject: 530 Jackson Street, San Francisco

Dear Mr. Cribbs:

Our office, along with Andrew Fagan of Bryant, Clohan, Ott & Baruh, represents Thompson Chow, the property owner, who recently inherited the property after the death of his mother. This letter is in response to the Notice of Regular Hearing of Complaint dated August 3, 1992, issued by L. L. Litchfield, Superintendent of the Bureau of Building Inspection. The complaint stated that the upper three floors of the building were converted to commercial use without a lawful permit, and requested that the owner/lessee submit a building permit to legalize the commercial use, or to revert the upper floors to its legal use (residential). Before responding to the alleged violations of the Building Code, it is important to set down the facts pertaining to this building since 1975.

BACKGROUND

This property was the subject of an abatement proceeding in 1966. Mrs. Chow had inherited the property from her late husband in the 1950s. Mrs. Chow neither spoke or understood written English. As a result, she was not aware of problems related to the subject property until the City initiated injunctive relief proceedings to abate the Code violations. Because of Mrs. Chow's language handicap, she determined to master lease the building. In 1975, Mr. Chow's late mother leased the building to Merrill Jew, because he is a licensed architect, for a period of ten years. This lease stipulates that the property was to be used for commercial purposes only. Under the lease, Mr. Jew was responsible for bringing the building into compliance with the then applicable provisions of the Building Code governing commercial buildings (F-2 occupancy).

At all times during Mr. Jew's lease term, all correspondence related to permits, taxes, licenses, and other matters from the City were directed exclusively to Mr. Jew. As your Department's records will indicate, this building was the subject of a court action in 1974. When the court action was finally settled, Mrs. Chow rightfully assumed that all Building Code violations were abated, and that the building had been lawfully converted to commercial use.

In Spring of 1988, Mrs. Chow was placed in a skilled nursing facility and Petition for Conservatorship was filed with the Superior Court in July, 1988. In 1989, Mr. Jew declined to renew the lease for an additional period. When Mr. Jew terminated the lease, the ground floor was occupied, and the upper floors were occupied by commercial tenants, and was 50 percent occupied. Mrs. Chow became ill, and subsequently passed away on April 17, 1990, and her estate was probated in the Superior Court of San Mateo County on July 27, 1990. When the property was probated in the Superior Court, the estate believed that the building was lawfully converted to commercial use in 1975, and the estate tax was appraised based on its commercial use. A loan was taken out on the subject property to pay the estate tax which amounted to $862,719. At the present time, all rental from the subject property is directed toward the payment of this estate tax loan. A balance of $198,000 is currently owed for Federal Estate Tax. There is still a possibility that the estate tax may be revised should the Internal Revenue Service dispute the appraisal for the property.

Because Mr. Chow was a teenager still in high school when the lease with Mr. Jew was executed, he had no knowledge of the permit process undertaken by Mr. Jew. When Mr. Chow received the August, 1992 Notice, his attorney advised Mr. Jew to take out the necessary permit to legalize the use. In April, 1992, Mr. Jew informed Mr. Chow's attorney that he had submitted building permit application no. 9205867 to bring the property into compliance. On or about June 26, 1992, Inspector Downes of Plan Review informed Mr. Chow in writing of certain deficiencies in the plan submitted by Mr. Jew.

Since then, Mr. Chow has diligently attempted to resolve the alleged deficiencies in the building. Mr. Chow has engaged an architect to independently review the permit history and the work set forth in Inspector Downes's letter of June 26, 1992. As part of the probate proceedings, Peter Cully & Associates was engaged to advise Mr. Chow on the requirements for seismic upgrade under the then pending ordinance. Plant Construction Company and Forde Mazzola Associates, Inc. were engaged to provide Mr. Chow the cost estimates for meeting the future seismic upgrade requirements.

The Building Was Lawfully Converted To Commercial Use By The Previous Lessee.

Mr. Chow met with Mr. Jew to ascertain the precise nature of the work undertaken from 1975 to 1988, and the nature of approval obtained from the Bureau of Building Inspection. It is Mr. Jew's opinion that the work undertaken in 1975 was sufficient to change the occupancy of the entire building to F-2 occupancy (now B-2). Mr. Jew asserts that the complaint and notice of violations were erroneously issued by the Department.

At the February 24, 1993 hearing, Mr. Jew will testify to the nature of approval received in 1975, which changed the legal use of the entire building to commercial and office use (F-2), and that he followed the advice given by the Bureau of Building Inspection when the permit application was submitted. Mr. Jew will also testify to approval by the Fire Inspector of certain equivalencies provided in lieu of a second means of egress for commercial occupancy (F-2) at that time. He will also present evidence that section 104(f) was not triggered by the applications submitted in 1974 and 1975.

If Mr. Jew is correct, that the building was lawfully converted to office use, then, the complaint must be dismissed. If the hearing officer determines that the building was not lawfully converted to office use by Mr. Jew's 1974 and 1975 applications, then, Mr. Chow will present a plan for the Bureau's consideration to bring the building into compliance within 30 days. As stated before, the subject property has a mortgage in order to pay the estate tax. The proposed code compliance work must be undertaken in phases because of fiscal constraints.

Mr. Chow looks forward to arriving at a mutually agreeable resolution to the issues raised in the Notice of Complaint dated August 3, 1992. If you have any questions, please do not hesitate to call me.

Very truly yours,

Alice Suet Yee Barkley

Alice Suet Yee Barkley

cc: Mr. Larry Litchfield
Mr. Thompson Chow
Mr. Wayne Hu
Mr. Andrew Fagan
Mr. Wil Wong
Mr. James T. Johnson
Mr. Merrill Jew

A0218931.CHO

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Myra Gulley
149 London Street
San Francisco, CA 94112

Date: June 2, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 149 London St.
BLOCK 6012 LOT 008
APPEAL NO. 3346 S-NC-DEQ DC
INSPECTOR _____

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 11, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(19)

CD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St. Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

92310

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Myra Isulay
Appellant

Appeal Number 3346

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 149 London St San Francisco. They contain Eight dwelling units and Eight rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

149 London St
Telephone Number: 415-339-1706

Dated: Jan 4, 1993.

Signature of Appellant Myra Isulay

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Wing Hang Leung
7424 21st Av., Apt. #1B
Brooklyn, NY 11204

Date: June 2, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 3024 Noriega St.
BLOCK 2012 LOT 024
APPEAL NO. 3347 S-NC-DEQ DC
INSPECTOR L. M. Kornfield

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 12, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

cc: Sinceria Leung
211 Stanyan St.
San Francisco, CA 94118

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(21)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-6742
FILING FEE: $ 54.60

92-311

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

WING HANG LEUNG
Appellant

Appeal Number 3347

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 3024 NORIEGA ST., San Francisco. They contain _____ dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)
The reason of applying for the permit is to legalize the bathroom and storage room at garage level. Since the issuance of permit by City Planning is still pending, therefore I have to appeal to the Abatement Appeals Board.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)
I claim the appealed action should be modified or reversed by this board because the issuance of permit is still pending. The permit was submitted in 10-29-92. for compliance of law. (Number of permit is 9218877) I will start the work as soon as permit is issued by City Planning.
(Attach an additional sheet if necessary)

(4) The undersigned is the owner*/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
7424 21 AVE. APT# 1B. BROOKLYN, N.Y. 11204

Telephone Number: (718)-234-4182

Dated: Jan 10, 1993.

Signature of Appellant Wing Hang Leung *

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(22)

* Mail To:
c/o SINCERIA LEUNG
211 STANYAN ST.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Daniel Erlach
807 Alvarado St.
San Francisco, CA 94114

Date: June 2, 1993

Nature of Appeal:

- ☐ Director's Order
- ☒ Franchise Tax Board Notices
- ☐ Superintendent's Complaint Waived Hearing
- ☐ Other _____

PROPERTY ADDRESS 807-811 Alvarado St.
BLOCK 2802 LOT 046
APPEAL NO. 3348 S-NC-DEQ DI
INSPECTOR L. M. Kornfield

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan.20,1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(23)

CD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St. Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

Daniel Erlach
Appellant

Appeal Number 3348

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 807 - 811 Alvarado St. San Francisco. They contain 6 dwelling units and N/A rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

FTB referral of 12-30-92

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Sixty days to complete work under a building permit

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above yes.

(5) The official address of the undersigned is:
807 Alvarado St 94114

Telephone Number: 826-1735

Dated: 1-5, 1993.

Signature of Appellant Daniel Erlach
DANIEL Erlach

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Do Loy & Lai T Young Rev Tr
c/o Do Loy & Lai Tao Young
677 Clay St.
San Francisco, CA 94111

Date: June 2, 1993

Nature of Appeal:

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint Waived Hearing
- ☐ Other _____

PROPERTY ADDRESS 1001-1005 Powell St.
BLOCK 0212 LOT 008
APPEAL NO. 3349 S-NC-DEQ DC
INSPECTOR _____

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Jan. 20, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 i. Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(25)

D 215 (Rev. 9/87)

92-326

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St, Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

DO LOY & LAI T. YOUNG REV TR
Appellant

Appeal Number 3349

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1001-1005 POWELL ST. San Francisco. They contain _____ dwelling units and 64 rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

See attached sheet.
Notice of noncompliance

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

Need more time to repair for the city required to the notice of 3/5/91

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

_____

_____

Telephone Number: (415) 982-7566

Dated: JAN. 14, 1993.

Signature of Appellant Do Loy Young

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY
PROPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

Appellant's Name & Mailing Address:

Robert E. Wood & Stephen Hodge
561 Rainbow Dr.
Napa, CA 94558

Date: June 2, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notices
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 201-203 Noe Street
BLOCK 3560 LOT 020/C
APPEAL NO. 3350 S-NC-DEQ DIO
INSPECTOR L. M. Kornfield, Chief

Dear Appellant:

This is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb. 5, 1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 in Room 282, City Hall, San Francisco, CA.

If further information is desired, please inquire at the Abatement Division of the Department of Public Works, Room 301, 450 McAllister Street. Please bring any documents and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

You are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(21)

PCD 215 (Rev. 9/87)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
190 Market St, Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 52.50

93-5

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Robert E. Wood & Stephen Hodge
Appellant

Appeal Number 3350

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 201 & 203 Noe Street, San Francisco. They contain _____ dwelling units and _____ rooming units.

~~The first feature I'd like to show you,~~

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).
WE ARE IN THE PROCESS OF CORRECTING THE DEFICIENT AREAS OF THIS PROPERTY. WE ARE APPLYING FOR A ZONING VARIANCE TO ALLOW FOR A "FLOOR OF OCCUPANCY" TO LEGALIZE THE UNIT IN QUESTION.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).
WE NEED THE REMAINING TIME (MAYBE MORE) GRANTED BY THE ABATEMENT APPEALS BOARD (~~3~~ 3 MORE MONTHS) TO BRING THIS UNIT UP TO CODE.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/~~agent~~, (state which) of the premises described in Paragraph (2) above (201 + 203 NOE ST.) OWNER.

(5) The official address of the undersigned is:

561 RAINBOW DRIVE
NAPA, CALIF. 94558
Tel. No. 707-252-9582

Dated: 2-5-93

Stephen D. Hodge
Signature (Print Name Below)
(28) STEPHEN S. HODGE

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

**City and County of San Francisco**

SAN FRANCISCO:CA RECORDER'S OFFICE
Bruce Jamison, Recorder
DOC— F274883
SFCC-PUBLIC WORKS
Tuesday: January 19, 1993 01:11:14
TOTAL ->
REEL F797 IMAGE 0645

ADDRESS: 201 NOE STREET

BLOCK: 3560 LOT: 20C
SEQ: 01 CASE: DIO

OWNER'S NAME:
WOOD, ROBERT E. & HODGE, STEPHE

WOOD, ROBERT E. & HODGE, STEPHEN
561 RAINBOW DRIVE
NAPA, CA 94558

ORDER OF ABATEMENT UNDER SECTION 203-203.R OF THE BUILDING CODE
ORDER NO. 161,220

HEARING OF THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION ON FILE IN THE OFFICE OF THE DIRECTOR OF PUBLIC WORKS AGAINST THE PROPERTY AT THE LOCATION SHOWN ABOVE WAS HELD ON JANUARY 6, 1993 IN ACCORDANCE WITH DPW HEARING ORDER NO. 160,137. THE HEARING WAS CONDUCTED BY A REPRESENTATIVE OF THE DIRECTOR. THE OWNER WAS REPRESENTED.

BASED UPON THE FACTS AS SUBMITTED AT THE HEARING, THE DIRECTOR FINDS AND DETERMINES AS FOLLOWS:

1. THAT NOTICE HAS BEEN DULY GIVEN AS REQUIRED BY LAW AND THE ORDER OF THE DIRECTOR, AND MORE THAN 48 HOURS PRIOR TO THE HEARING.

2. THAT THE CONDITIONS ARE AS STATED IN THE COMPLAINT OF THE SUPERINTENDENT OF THE BUREAU OF BUILDING INSPECTION.

3. THAT THE CONDITIONS OF SAID STRUCTURE CONSTITUTES A PUBLIC NUISANCE UNDER THE TERMS OF THE BUILDING CODE OF THE CITY AND COUNTY OF SAN FRANCISCO.

THE DIRECTOR HEREBY ORDERS THE OWNER OF SAID BUILDING TO COMPLY WITH THE FOLLOWING:

1. 60 DAYS TO MEET CITY PLANNING & OTHER CITY AGENCY REQUIREMENTS.
2. 60 DAYS, THEREAFTER, FOR THE BALANCE OF THE WORK IN THE REPORT.

THE TIME PERIOD SHALL COMMENCE FROM THE DATE OF THIS ORDER.

APPEAL: PURSUANT TO SECTION 203.(i) OF THE SAN FRANCISCO BUILDING CODE, THIS ORDER MAY BE APPEALED TO THE ABATEMENT APPEALS BOARD. APPEALS MUST BE IN WRITING ON FORMS OBTAINED FROM THE ABATEMENT APPEALS BOARD AT ROOM 250, 1390 MARKET ST. (554-8742), AND MUST BE FILED WITH THE SECRETARY OF THE BOARD WITHIN TEN (10) DAYS OF JANUARY 28, 1993

(29)

JOHN E. CRIBBS
DIRECTOR OF PUBLIC WORKS

FILE (2)
OWNER
BBI (3) (1 signed)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

pellant's Name & Mailing Address:

Josephine L. Won
P. O. Box 210-186
San francisco, CA 94121

Date: June 2, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 279 - 20th Avenue
BLOCK 1413 LOT -17
APPEAL NO. 3351 S-NC-DEQ DI
INSPECTOR L. M. Kornfield

ar Appellant:

is is to serve notice that your appeal, filed with the Abatement Appeals Board on 2/8/93, will be heard by the Board at 1:30 p.m. on June 23, 1993 Room 282, City Hall, San Francisco, CA.

further information is desired, please inquire at the Abatement Division of the partment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, c. Failure to be represented will constitute an automatic denial.

u are entitled to appear personally with your witnesses, if any, and to have with u counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(30)

P) 215 (Rev. 9/87)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St, Suite 250
an Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 58.60

93046

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

JOSEPHINE L. WON
Appellant

Appeal Number 3351

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 279 20th AVE San Francisco. They contain 6 dwelling units and ~~1 Storage~~ Laundry Room rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

I promise to work with Mr. Mollie and clearing up the problem.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:

279 20th AVE S.F. CA 94121

Tel. No. 415-752-3595 H.
221-6808 Message

Dated: 2-4-93

Josephine L Won
Signature (Print Name Below)

(31) JOSEPHINE L. WON

(File Appeal with the Abatement Appeals Board (AAB), Room 260-Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

2-4-93

Dear Appeal Board,

I am not the type of person who would not answer an important letter from the City.

They must have sent 5-1-89 notice over to 5812 6th Ave - I did not let the Assessor's office know I was living at 279 20th Ave

At that time my Mother had a stroke - trying to get her settled + people to care for her + working full time I'm sorry it slip my mind.

I work hard all my life - my good record is very important to me if nothing else, I want to be able to hold my head up - keeping my good record in touch

Thank you
Josephine L Won

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Steven Y. Mar
2080 Mountain Bl., #202
Oakland, CA 94611

Date: June 2, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 1565 Jackson St.
BLOCK 0597 LOT 019
APPEAL NO. 3352 S-NC-DEQ DC-2
INSPECTOR _____

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Feb.10,1993, will be heard by the Board at 1:30 p.m. on June 23, 1993 i Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, etc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with you counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(33)

APPEAL FILING
File appeal with
ement Appeals Board (AAB)
90 Market St, Suite 250
n Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 50.00

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

STEVEN Y. MAR, D.D.S.
339-1234

Appellant

Appeal Number 3352

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 1565 Jackson St., San Francisco. They contain 14 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Cost of repairing or replacing back stairs is $37,000 to $45,000. It is more than I can pay by myself. My ex-wife would require financia

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above _____.

(5) The official address of the undersigned is:

STEVEN Y. MAR, D.D.S.
339-1234
2350 MOUNTAIN BLVD.
SUITE 202 Tel. No. _____
OAKLAND, CA 94611

Dated: _____

Steven Mar
Signature (Print Name Below)

(34)

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☐ PRESENT

Appellant Thompson Chow
Address P. O. Box 6357
San Mateo, CA 94403

PROPERTY ADDRESS 530 Jackson Street
BLOCK 0176 LOT 009
HEARING DATE May 26, 1993
APPEAL NUMBER 3376
INSPECTOR L. M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days at the request of the Appellant's Attorney. The next hearing will be on June 23, 1993 at 1:30 P.M., City Hall, Room 260.

cc: Alice Suet Yee Barkley
220 Montgomery Street, Suite 691
San Francisco, CA 94102

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: June 7, 1993

(35)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FICE OF THE SECRETARY
OPERTY CONSERVATION

## NOTICE OF AAB/FTB HEARING

ppellant's Name & Mailing Address:

Thompson Chow
P. O. Box 6357
San Mateo, CA 94403

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 530 Jackson Street
BLOCK 0176 LOT 009
APPEAL NO. 3376 S-NC-DEQ DCO
INSPECTOR L. M. Kornfield

ar Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on April 13, 1993, will be heard by the Board at 1:30 p.m. on May 26, 1993 r Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any cuments and information that may support your appeal such as contracts, permits, t:. Failure to be represented will constitute an automatic denial.

c are entitled to appear personally with your witnesses, if any, and to have with c counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant and a copy is sent to Appellant's agent.

cc: Alice Suet Yee Barkley
220 Montgomery St., Ste. 691
San Francisco, CA 94102

(36)

C 215 (Rev. 9/87)

File appeal with
ement Appeals Board (AAB)
90 Market St, Suite 260
n Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

THOMPSON CHOW
Appellant

Appeal Number 3376

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 530 Jackson Street, San Francisco. They contain two (2) dwelling units and three (3) rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from together with any material facts relating thereto).

Appeal filing of Notice of Non-Compliance with Franchise Tax Board dated March 31, 1993, Notice No. 93-117.

(3) (State the relief you need and reasons why you claim the appealed action should be modified or reversed by this board).

See attached letter to Neil Rains dated April 8, 1993.

(Attach additional sheet(s) if necessary.)

(4) The undersigned is the ~~owner~~/agent, (state which) of the premises described in Paragraph (2) above Agent for 530 Jackson Street.

(5) The official address of the undersigned is:

Alice Suet Yee Barkley
220 Montgomery Street, Suite 691
San Francisco, CA 94104 Tel. No. (415) 989-6771

Dated: April 5, 1993

Alice Suet Yee Barkley
Signature (Print Name Below)
Alice Suet Yee Barkley

(File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg., 1390 Market Street, San Francisco, CA 94102, Telephone No. (415) 554-8742.)

ALICE SUET YEE BARKLEY
Attorney at Law
The Mills Building, Suite 691
220 Montgomery Street
San Francisco, California 94104

Tel: (415) 989-6771
Fax: (415) 989-1042

April 8, 1993

Mr. Neil Rains
Secretary, Abatement Appeals Board
1390 Market Street, Room 260
San Francisco, CA 94102

Subject: Notice of Non-Compliance - 530 Jackson Street

Dear Mr. Rains:

As you know, our office represents Thompson Chow, the property owner of 530 Jackson Street, and have been working with you and Frank Chiu to resolve the Building Code issues surrounding the unlawful conversion of the upper floors as offices in 1975 by the then Master lessee. By this letter, we are appealing the Notice of Non-Compliance issued on March 31, 1993 for "Substandard Rental Housing" and the filing of the Notice of Non-Compliance with the Franchise Tax Board. Attached herewith is the Appeal Form and a check in the amount of $54.60 for the filing fee.

This appeal is based on the following grounds:

1. Since 1975, this building has been used for commercial purposes only.

2. A building permit application (No. 9205867) has been submitted to convert the upper floors of the subject property into commercial uses.

3. The property owner is working with the Bureau of Building Inspection to clarify the precise nature of work to be undertaken to correct fire-safety violations required for commercial occupancy. Upon receipt of clarification from the Bureau of Building Inspection, the property owner is prepared to proceed with the work under discussion with you and Mr. Chiu forthwith.

4. The property owner has filed an appeal of DPW Order No. 161531 with the Abatement Appeals Board for additional time to comply with the seismic safety requirements.

Since an appeal of DPW Order No. 161531 has been filed, it is respectfully requested that this appeal and the appeal on the DPW Order be consolidated for hearing. If you have any questions, please do not hesitate to call me.

Very truly yours,

Alice Suet Yee Barkley

cc: Mr. Thompson Chow
Mr. Wayne Hu
Mr. Andrew Fagan

A0407931.CHO

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Art & Mary A. Drogitis
Address 1309 Murchison Dr.
Millbrae, CA 94030

PROPERTY ADDRESS 16-18 Fairmount St.
BLOCK 6662 LOT 005
HEARING DATE May 26, 1993
APPEAL NUMBER 3339
INSPECTOR L. M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on June 23, 1993 at 1:30 P.M., City Hall, Room 282.

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: June 7, 1993

(40)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF ~~AAB~~/FTB HEARING

ppellant's Name & Mailing Address:

Drogitis Art & Mary A
1309 Murchison Dr
Millbrae, CA 94030

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 16-18 Fairmount St.
BLOCK 6662 LOT 005
APPEAL NO. 3339 S-NC-DEQ DI
INSPECTOR L. M. Kornfield

Dar Appellant:

Tis is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 11, 1992, will be heard by the Board at 1:30 p.m. on May 26, 1993 i Room 282, City Hall, San Francisco, CA.

I further information is desired, please inquire at the Abatement Division of the Dpartment of Public Works, Room 301, 450 McAllister Street. Please bring any dcuments and information that may support your appeal such as contracts, permits, ec. Failure to be represented will constitute an automatic denial.

Yu are entitled to appear personally with your witnesses, if any, and to have with yu counsel of your choice.

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(41)

P() 215 (Rev. 9/87)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St., Suite 260
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

## FRANCHISE TAX BOARD

Art & Mary Anne Drogitis
Appellant

Appeal Number 3339

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 16-18 Fairmount Street San Francisco. They contain three dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto)

We acquired property as is, no remodeling was done by us. Building sits on zoning (R-H-2). We will attempt to legalize unit.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

We need a six months extension

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above 16-18 Fairmount Street

(5) The official address of the undersigned is:
1309 Murchison Dr. Millbrae, CA 94030

Telephone Number: 697-4758

Dated: December 8, 19 92.

Signature of Appellant A A Drogitis

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(42)

CONDITIONS AND STIPULATIONS

Approved: Y-3 (R-4-Y) C.P. Setback 7'-6"

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

APR 3 1978

DEPARTMENT OF CITY PLANNING

Approved:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

Approved:

As noted - plan

5/4/78

PLAN CHECKER, BUREAU OF BUILDING INSPECTION

Approved:

SPECIAL INSPECTION AND REPORTS REQUIRED UNDER SECTION 305.A SUBMIT REPORTS TO THE BUREAU OF BLDG. INSPECTION FOR THE FOLLOWING

See Sht #1

5/25/78

CIVIL ENGINEER, BUREAU OF BUILDING INSPECTION

Approved:

TRANSMITTED TO DEPT OF PUBLIC HEALTH FOR CHECKING

DIRECTOR OF PUBLIC HEALTH

Approved:

SEPARATE RECORD

BUREAU OF ENGINEERING

Approved:

ART COMMISSION

Approved:

(43)

I agree to comply with all conditions or stipulations of the various bureaus or departments noted on this application, and attached Statements of conditions or stipulations, which are hereby made a part of this application.

Number of attachments ☐

OWNER'S [illegible] OR AGENT

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

OFFICE OF THE SECRETARY

450 McAllister St., Room 301
San Francisco, CA 94102
558-6168

NATURE OF APPEAL

- ☐ Director's Order
- ☒ Franchise Tax Board Notice
- ☐ Superintendent's Complaint
  Waived Hearing

NOTICE OF DECISION

- ☐ ABSENT
- ☒ PRESENT

Appellant Filian Levon
Address 1598 Bush Street
San Francisco, CA 94109

PROPERTY ADDRESS 572-74A Grove St.
BLOCK 0794 LOT 035
HEARING DATE May 26, 1993
APPEAL NUMBER 3340
INSPECTOR L. M. Kornfield, Chief

ABATEMENT APPEALS BOARD DECISION:

The case is continued for thirty (30) days. The next hearing will be on June 23, 1993 at 1:30 P.M., City Hall, Room 282.

Owner's Other Address:
Filian Levon
P. O. Box 423267
San Francisco, CA 94142

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

REHEARING: Pursuant to Sec.203(t) 7 of the San Francisco Housing Code, the Abatement Appeals Board may rehear an appeal upon which a Decision has been rendered, provided a request for a rehearing has been made in writing within 10 days of the date of the decision. Decision rendered by the Board at that time will be final. Obtain rehearing request form at Rm.260, 1390 Market Street, San Francisco, CA 94102.

DATE MAILED: June 7, 1993

(44)

APPEAL FILING
File appeal with
Abatement Appeals Board (AAB)
1390 Market St. Suite 250
San Francisco, CA 94102
Tel. No. 554-8742
FILING FEE: $ 54.60

92-286

# APPEAL TO THE ABATEMENT APPEALS BOARD OF THE CITY AND COUNTY OF SAN FRANCISCO

FRANCHISE TAX BOARD

LEVON FILIAN
Appellant

Appeal Number 3370

The undersigned appellant hereby appeals to the Abatement Appeals Board, pursuant to Section 203 (i) of the Building Code, Part II, Chapter I, of the San Francisco Municipal Code, and makes the following allegations in connection therewith:

(1) The affected premises are located at 572-574 GROVE ST San Francisco. They contain 4 dwelling units and _____ rooming units.

(2) (State in ordinary and concise language the specific nature of the action appealed from, together with any material facts relating thereto) The permit has been taken, the contractor is willing to work. The tenant is not cooperating, will not move out, or let contractor in. This is an urgency over 1 year I am forced to ~~use~~ take legal action.

(3) (State the relief you heed and reasons why you claim the appealed action should be modified or reversed by this board)

(Attach an additional sheet if necessary)

(4) The undersigned is the owner/agent, (state which) of the premises described in Paragraph (2) above owner.

(5) The official address of the undersigned is:
P.O. Box 423267
S.F. CA 94142
Telephone Number: 776-2712 & 243

Dated: 12-7-, 19 92.

Signature of Appellant _____

File Appeal with the Abatement Appeals Board (AAB), Room 260 Fox Plaza Bldg. 1390 Market Street, San Francisco, CA 94102 Telephone Number: (415) 554-8742.

(46)

CITY AND COUNTY OF SAN FRANCISCO

# ABATEMENT APPEALS BOARD

)FFICE OF THE SECRETARY
ROPERTY CONSERVATION

## NOTICE OF ~~ABB~~/FTB HEARING

ppellant's Name & Mailing Address:

Filian Levon
1598 Bush Street
San Francisco, CA 94109

Date: May 5, 1993

Nature of Appeal:

- [ ] Director's Order
- [X] Franchise Tax Board Notice
- [ ] Superintendent's Complaint Waived Hearing
- [ ] Other _____

PROPERTY ADDRESS 572-574A Grove St.
BLOCK 0794 LOT 035
APPEAL NO. 3340 S-NC-DEQ DC-1
INSPECTOR L. M. Kornfield

ear Appellant:

his is to serve notice that your appeal, filed with the Abatement Appeals Board on Dec. 21, 1992, will be heard by the Board at 1:30 p.m. on May 26, 1993 n Room 282, City Hall, San Francisco, CA.

f further information is desired, please inquire at the Abatement Division of the epartment of Public Works, Room 301, 450 McAllister Street. Please bring any ocuments and information that may support your appeal such as contracts, permits, tc. Failure to be represented will constitute an automatic denial.

ou are entitled to appear personally with your witnesses, if any, and to have with ou counsel of your choice.

Owner's Other Address:
Filian Levon
P. O. Box 423267
San Francisco, CA 94142

Very truly yours,

Neil G. Rains, AIA, Secretary
Abatement Appeals Board

* Original Notice of Hearing is sent to Appellant.

(45)

CD 215 (Rev. 9/87)

F
85.10
#2
6/23/93

"PUBLIC WORKS" Public Library c/o Jerry Roth

CITY AND COUNTY OF SAN FRANCISCO
ABATEMENT APPEALS BOARD AND FRANCHISE TAX HEARINGS
MINUTES OF HEARING NO. 365
June 23, 1993
Room 282, City Hall at 1:30 P.M.

DOCUMENTS DEPT.
JUL 09 1993
SAN FRANCISCO
PUBLIC LIBRARY

BOARD MEMBERS PRESENT

William M. Abend, President
Kenneth Bohegian
Carl H. Ernst
Harry Jamerson
Shirley C. Yawitz

DEPARTMENT REPRESENTATIVES

Neil Rains, A.I.A. - Acting Secretary of AAB
Robert Noelke - Acting Chief Inspector

ABATEMENT APPEALS:

#6485 201-203 Noe Street
Wood, Robert E. & Hodge, Stephen
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. The case will be referred to the City Attorney for code enforcement.

#6487 51 Kissling Street
Constantinos Nikitopoulos
c/o Walter Wong
(Present)

DECISION: The appeal is granted. Appellant is granted Lifetime Moratorium.

#6488 128 Sagamore Street
Blanca O. Lopez
c/o Leon Otero
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on August 25, 1993.

Abatement Appeals Continued Hearing

#6486 530 Jackson Street
Thompson Chow
c/o Alice Suet Yee Barkley
(Present)

DECISION: The case is continued for another thirty (30) days. The next hearing will be on July 28, 1993.

FRANCHISE TAX BOARD HEARINGS:

#3346 149 London Street
Myra Gulley
(Present)

DECISION: The case is continued for sixty (60) days. The next hearing will be on August 25, 1993.

#3347 3024 Noriega Street
Wing Hang Leung
c/o Sinceria Leung
(Absent)

FINDING: Case is abated.

#3348 807-811 Alvarado Street
Daniel Erlach
(Present)

FINDING: Case is abated.

#3349 1001-1005 Powell Street
Do Loy T Young Rev Tr
(Present)

DECISION: The case is continued for thirty (30) days. The next hearing will be on July 28, 1993.

#3350 201-203 Noe Street
Wood, Robert E. & Hodge, Stephen
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Notice of noncompliance will be referred to the Franchise Tax Board.

#3351 279 20th Avenue
Josephine L. Won
c/o Diana Chin
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within ninety (90) days. Franchise Tax Board will be notified if all required work is not done by September 22, 1993.

#3352 1565 Jackson Street
Steven Y. Mar
(Present)

DECISION: The appeal is granted with the stipulation that the Appellant is to complete all required work with the final approval from the inspector within one hundred twenty (120) days. This appeal is for backstairs only. Franchise Tax Board will be notified if all required work is not done by October 22, 1993.

FRANCHISE TAX BOARD CONTINUED HEARINGS:

#3376 530 Jackson Street
Thompson Chow
c/o Alice Suet Yee Barkley
(Present)

DECISION: The case is continued for another thirty (30) days. The next hearing will be on July 28, 1993.

#3339 16-18 Fairmount Street
Art & Mary A. Drogitis
(Absent)

DECISION: Appellant being absent and not represented, appeal is automatically denied. Notice of noncompliance will be referred to the Franchise Tax Board.

#3340 572-574A Grove Street
Filian Levon
(Absent)

DECISION: The case is continued for thirty (30) days per Appellant's request. The next hearing will be on July 28, 1993.

Neil G. Rains, AIA
Acting Secretary

RN:ts